

**SOLD****SOLD BY ANDREW COLLEY PROPERTIES - 0488
217 803**

Modern Southport Villa – Nest or Invest in Prime Position
42/97 Edmund Rice Drive, Southport
Proudly Presented by Andrew Colley Properties | @realty
2 BED | 1 BATH | 1 GARAGE
Vacant, Spotless & Move-In Ready!

Here's your chance to secure a low-maintenance single-level villa in Southport, one of the Gold Coast's most in-demand growth suburbs. Situated in the well-maintained Summer Place complex, this 2-bedroom, 1-bathroom villa is clean, vacant, and ready for immediate occupancy or tenancy, making it an excellent opportunity for first-home buyers, downsizers, or savvy investors.

With a strong rental appraisal of approximately \$650 per week, this property delivers impressive yield potential. Located just 1km from Griffith University and Gold Coast University Hospital, it's perfectly positioned for steady rental demand and long-term capital growth.

Property Features:

Spacious open-plan living and dining area with split system air-conditioning

Functional kitchen with dishwasher for practical everyday living

Separate powder room for guest convenience

Fully fenced private courtyard garden – perfect for outdoor living

Single lock-up garage with laundry + additional driveway parking

Large master bedroom with built-in robe

Generous second bedroom with built-in robe

Well-appointed family bathroom with separate bath and shower

2 BED | 1 BATH | 1 CAR**PRICE:**
\$695,000**OPEN FOR INSPECTION:**
N/A**Andrew Colley**
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