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

Positioned within the well-regarded Summer Place complex at 97 Edmund Rice Drive, Southport, this freshly updated townhouse delivers exceptional convenience, lifestyle appeal, and strong investment performance in one of the Gold Coast's most reliable rental locations.

**Property Highlights**

- Spacious open-plan living and dining with split-system air conditioning
- Functional kitchen with dishwasher
- Separate powder room
- Private, fully colourbond fenced courtyard garden
- Single lock-up garage with internal laundry plus additional driveway parking
- Large master bedroom with walk-through robe
- Generous second and third bedrooms with built-in robes
- Family bathroom with separate bath and shower

**Complex Features**

- Large resort-style swimming pool
- Full-size tennis court
- Communal BBQ and entertaining facilities

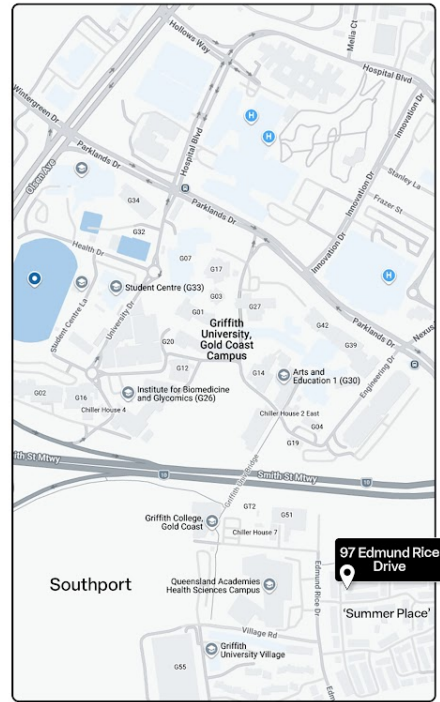
**Fast Facts**

- Body Corporate: approx. \$82 per week
- Council Rates: approx. \$1,497.17 per half-year
- Water Rates: approx. \$465.66 per quarter
- Sinking Fund Balance: \$567,827.67
- Rental Appraisal: \$750 – \$800 per week

**Prime Southport Location**

- Approx. 4 km to Gold Coast University Hospital & Griffith University
- 3 minutes to Aquinas College
- 13 minutes to Australia Fair Shopping Centre & Southport CBD
- 11 minutes to M1 Motorway (Junction 66)
- Directly opposite Griffith College, Queensland Academies – Health Sciences Campus, and Griffith University Village

**3 BED | 1 BATH | 2 CAR****PRICE:**  
\$850,000**OPEN FOR INSPECTION:**  
N/A**Andrew Colley**  
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Location Map



ANDREW COLLEY 0488 217 803

112/97 Edmund Rice Drive, Southport

Internal + Garage 119m<sup>2</sup>, External Area 18m<sup>2</sup>, Approx. Total Area 137m<sup>2</sup>



3



1



1 + 1 Off-street

**ENVISUAL DESIGN**

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\* Denotes measurements at its widest points.

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