

**109/1 Bowden Court, Nerang, Qld 4211**



**House For Sale**

Wednesday, 13 December 2023

109/1 Bowden Court, Nerang, Qld 4211

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Dylan Foote  
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## Offers Above \$419,000

Located in the heart of Nerang, this beautifully maintained apartment offers you the perfect blend of serenity and accessibility. Situated just moments away from a wide array of superb dining options, charming cafes, shopping hubs, excellent public transportation, and bustling recreational facilities, every day here promises excitement and convenience. Step inside to discover a residence that exudes warmth and charm. The open-plan living area seamlessly merges with the well-appointed kitchen, creating a space for relaxation, creativity, and entertaining, all while benefiting from the comfort of central air conditioning. The living space, with its inviting atmosphere, serves as the ideal sanctuary to unwind and create unforgettable memories. The clever layout effortlessly connects the indoor and outdoor spaces, leading to a spacious outdoor terrace, designed for year-round enjoyment and relaxation. The bedroom, generously sized and inviting, comes complete with built-in wardrobes and ceiling fans, ensuring both convenience and comfort. Step out onto the balcony directly from the bedroom, extending your living area and allowing you to savor the tranquil ambiance. Location remains paramount, and this apartment truly delivers! You'll be within walking distance to the train station and conveniently close to various public transportation options, ensuring effortless commuting. Proximity to the M1 highway, an array of shops, and the renowned Metricon Stadium only adds to the allure of this address. Situated on the outskirts of the city, you'll relish easy access to essential amenities, ensuring a seamless and enjoyable daily life. Key Features:

- Located within the sought-after Lexington Apartments complex
- Spacious open-plan kitchen and living area
- Ground-floor unit for easy accessibility
- Expansive north facing outdoor terrace
- Secure underground parking for your peace of mind
- Central air conditioning for year-round comfort
- Convenient internal laundry facilities
- Close proximity to Nerang Station and public transport
- Affordable body corporate at approx. \$76.00 per week

In summary, 109/1 Bowden Court, Nerang, is a property that truly stands out in the market, offering all the elements of an ideal home. Don't miss the chance to embrace a lifestyle of convenience and comfort in this outstanding ground-floor apartment! Call Dylan Foote today to find out more!