

18/7 Bowden Court, Nerang, Qld 4211



Sold Townhouse

Thursday, 17 August 2023

18/7 Bowden Court, Nerang, Qld 4211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse

\$627,000

Whether you're in the market for an affordable first home, looking to downsize, or after a savvy well positioned investment opportunity, look no further than this! Recently refreshed for its new owner and vacant, ready to go. Amazing in space, this townhouse is situated in a boutique, security gated complex 'Riverbend Apartments' perfectly positioned at the end of the complex with privacy in mind. This beautifully maintained property boasts 4 bedrooms, 2 bathrooms and a powder room down stairs. The kitchen is fully equipped with modern appliances, ample storage space, and stone countertops for a breakfast bar. The sliding glass doors in the kitchen lead to a private outdoor patio, perfect for enjoying your morning coffee. The property offers plenty of parking with a single lock up garage plus an additional carport, in a handy location where everything you need is right at your fingertips! Positioned just a short walk to the train station and public transport routes, easy access to the M1 and just moments to an array of shopping & sporting centres and Golf Courses available to you at your disposal. Features; • Freshly painted, NEW blinds, NEW hot water system, NEW carpet • Two storey townhouse • 4 bedrooms, 2 bathroom plus powder room • Master bedroom with ensuite • Open plan, air conditioned living space less than 2 years old • Chef's kitchen with stone bench tops and plenty of cupboard storage • Separate laundry • Exclusive use outdoor patio area • Plenty of storage • Single lock up garage plus parking for an additional car in the carport • Quiet, security gated complex of only 22 • Pets on application • Body Corporate Rates \$88.00 per week (approx.) • Current rental appraisal \$730.00 to \$ 750.00 per week (approx.) • Council Rates: \$2,200 per annum (approx.) • Water Rates: \$964.40 per annum (approx. - excluding usage) Submit an enquiry now to receive a copy of the Diligence Pack or contact Candice Jewson on 0438 186 506 today. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.