

207/1 Bowden Court, Nerang, Qld 4211

Sold Unit

Monday, 23 October 2023

207/1 Bowden Court, Nerang, Qld 4211

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Unit



Chloe Russell
0412723284



Belinda Beekman
0431330774

\$420,000

Conveniently located in the heart of the Gold Coast, this 1 bedroom, 1 bathroom neat urban style unit won't last long! Situated in the Lexington Apartments complex, established in 2012, appreciate low maintenance, effortless living in this corner unit, flooded with natural lighting. Experience a light and airy ambience, boasting an open plan living space, contemporary kitchen area and generous balcony, perfect for effortless entertaining. Enjoy the convenience of a modern, low maintenance bathroom separate toilet and an internal laundry. Already vacant, ideal for first home buyer, downsizer, or investor, enjoy a seamless move into your new home and relish the Gold Coast lifestyle this summer! Features include: • Spacious carpeted living area with an abundance of natural light, large aircon unit, ceiling fan and roller blinds • Modern kitchen fitted with an electric glass cooktop, electric oven, stainless steel pull-out rangehood, double stainless steel sink looking out a window, stone benchtops and stainless steel dishwasher • Generously sized balcony area • Master bedroom containing ceiling fan, carpets, built in wardrobe and roller blinds • Sophisticated bathroom with grey tiling, white laminate basin, enclosed shower with removable shower head and stainless steel finishes • Separate toilet • Internal laundry equipped with a basin, plumbed washing machine points, and wall mounted dryer • Linen cupboard with ample storage • Electric Hot Water • Single car space in secure underground complex parking • Unit located on level two • Body Corporate approximately \$75 per week • GCCC Water Rates approximately \$300 per quarter • GCCC Council Rates approximately \$2,400 per annum • Fantastic investment opportunity

Why do people love living in Nerang? With the train station located at the end of the street, you have commuting and easy travel at your fingertips! If you prefer driving, the M1 is also just 2 minutes down the road. Enjoy a day of shopping at Pacific Fair Shopping Centre or relax at the stunning beaches of Broadbeach and Mermaid, a short 15 minute trip. Become an ultimate foodie with cafés and restaurants on every corner – you won't know where to start. For the sportsmen, enjoy a hit of golf at your choice of golf course or choose from a variety of sporting activities at the KDV sports centre. You couldn't name a better place to call home! Don't hesitate, call us today. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.