

27/13 Bowden Court, Nerang, Qld 4211

Townhouse For Sale

Monday, 4 December 2023



27/13 Bowden Court, Nerang, Qld 4211

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Type: Townhouse



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Interest Above \$489,000

This single level two-bedroom villa has been renovated in recent times to near new status and, located as it is in a quiet cul-de-sac of a highly desired gated community, it is an inspection SUPER SPECIAL. Don't delay your inspection, these sell FAST because of the quality of the resort style facilities and its sheer proximity. Think a leisurely 150m walk to the Nerang Train Station which can take you to the world, via the International Airport. And, interstate buyers take note, everything else you desire is within a 5-minute drive! Yet, when you are at home, there is no train noise. It's serene, peaceful & very secure. Just check the manicured English style rose garden at the back – you enjoy its ambience, whilst the capable manager does all the maintenance. This is a very friendly atmosphere where the resort style pool is just 60m away or perhaps a game of tennis? I can guarantee you that your inspection will be well worth it. This is a 'neat as a pin' gem and would suit all those looking to proximity to Brisbane and those wanting to enjoy the quiet, good life! Oh yes, moderate, manageable BC levies too. Features include:- Located in a quiet cul-de-sac of a highly desired security gated, well managed complex - Off-street parking for 3 vehicles- 14 visitor parking spots within metres- Sep auto SLUG (6.2m x 3.0m) with polished floor & painted walls – could be home business or man cave- Attractive front entrance foliage (maintained by BC) - Spacious open plan, living space with attractive 600 x 600 polished floor tiles - Air Conditioner keeps entire villa comfortable- Renovated kitchen with new appliances (incl D/W), great storage space - Carpeted Master Bedroom (4.0m x 3.0m) with walk through robe to bathroom- Carpeted second BR (4.7m x 2.7m) with fan & Built In - Main two-way bathroom with shower, bathtub & vanity- European laundry - Separate WC- Manicured rear garden- perfect spot to enjoy that morning cuppa - Full security screen doors & windows for your peace of mind- Recently painted & carpeted – downlights installed- 80 litre HW system- Estate featuring a private tennis court, oasis themed swimming pool with its lagoon backdrop & BBQ area for you and your guests to enjoy - Just 150m to the Nerang train station (but absolutely no train noise)- Easy access to M1 and a 5 min drive to all shopping, eateries, and other conveniences of Nerang, Carrara & Highland Park 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. Prospective purchasers should make their own enquiries to verify the information contained herein.