

**36/13 Bowden Court, Nerang, Qld 4211**

**Sold Townhouse**

Thursday, 24 August 2023



36/13 Bowden Court, Nerang, Qld 4211

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Lyn Hughes

**\$629,000**

THIS MUST SEE fully renovated 2 bed, 2 bath, 2 car townhouse, can be yours to enjoy the festive season. Here it is! – ready for you....Just bring your bags, the kids and don't forget the goldfish!!No expense has been spared in renovating this unique townhouse in this magnificent Bird Sanctuary - "The Billabong", overlooking the resort style open gardens, sparkling swimming pool, undercover BBQ entertainment facilities and private lake.Open plan living/dining and well appointed kitchen flows onto private alfresco deck. This level also houses separate spacious laundry, separate toilet and internal access from garage. Very low power bills here with the bonus of Solar panels, enjoy the air conditioning and ceiling fans for year around comfort.Upstairs you have 2 bedrooms each with its own ensuite bathroom. Main bedroom flows onto a private balcony – a great getaway to enjoy that cuppa or some bubbles, listen to the birds, or watch the many friendly ducks. Riding your bicycle to stay “fit and healthy” is another pleasant past time.Located in this private area of Nerang, surrounded by upmarket properties, so close to all amenities, minutes walk to Nerang Railway station and bus stops, close to schools, shopping centres, Pacific Fair and Robina Town Centre, Heritage Bank Stadium (formerly Metricon home of AFL) as well as other premium sporting/entertainment events, cafes, restaurants, the M1 and just 20 minutes drive to our famous Gold Coast beaches.FEATURES ARE MANY:•?Open plan spacious 2 bedroom, 2 bath townhouse•?Separate laundry, toilet, ample storage, Single Lock up garage + 1 extra car space•?Quality European appliances, stone bench tops, Built in robes, Block out blinds and drapes•?Charcoal tiled floor and carpeted bedrooms•?Air conditioning, ceiling fans for year round comfort•?Balcony off main bedroom taking in the views of the fabulous facilities•?Private alfresco timber deck from lounge•?Solar panels (10)•?Low body corporate feesRESORT STYLE AMENITIES:•?Gazebo on the Billabong, private lake•?Sparkling resort style swimming pool•?Tennis courts•?Under cover BBQ entertaining facilities•?Walking and riding paths