

53/13 Bowden Court, Nerang, Qld 4211



Townhouse For Sale

Monday, 12 February 2024

53/13 Bowden Court, Nerang, Qld 4211

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse



Greg Parker
0417602486

Interest Above \$549,000

Prized Gated Community – Brilliant Location - A 'RED HOT' Must Inspect This two-bedroom townhouse has been totally & expertly renovated in recent times to 'as new' status & no short cuts either. This has got to be the best presented townhouse in this hugely desirable gated community. You've just got to put 'feet on the ground' to see the quality – but my photos & floor plan will give you a great idea of the HUGE value on offer here. Don't delay your inspection, properties sell FAST in "The Billabong" because of the resort style facilities & 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! So, what's on offer in one sentence? An as new quality two bed, 1.5 bath townhouse with an attractive new kitchen with Bosch fittings, an open plan living area through to a gorgeous tiled, private courtyard which can be easily & cost effectively enhanced to make this a true extension of the living space. This is a 'neat as a pin' gem & would suit all those looking to proximity to Brisbane & those wanting to enjoy the quiet, good life! Oh yes, moderate, manageable BC levies too. And I really cannot over stress your close proximity to everything you need. Features include:- Single auto door garage – internal access via laundry & powder room - 14 visitor parking spots within metres- Security front door- Tiled open plan living & dining leading to outdoor living- Attractive tiled courtyard with privacy screen & shrubbery- Superb 2-pak white kitchen with chic subway slash backs- All new Bosch appliances (cooktop, oven & d/washer)- Plenty of bench & drawer space + sep pantry- Brand new AC keeps entire townhouse cool - HUGE under stairs storage space - New carpets throughout the upstairs area- A HUGE Walk-in linen cupboard- Both bedrooms have fans & mirror-built-ins- Master bedroom has a cosy, covered deck – totally rebuilt- Master BR with direct access to bathroom- Quality bathroom with frameless glass shower, new cabinetry & freestanding white gloss bath- No rear neighbour – views over easement- Downlights throughout- Painted throughout- Estate featuring a private tennis court, oasis themed swimming pool with its lagoon backdrop & BBQ area - Just 150m to the Nerang train station (but absolutely no train noise)- Easy access to M1 & a 5 min drive to all shopping, eateries, & 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.