

**75/13 Bowden Court, Nerang, Qld 4211**

**Sold Townhouse**

Thursday, 14 September 2023



75/13 Bowden Court, Nerang, Qld 4211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Lyn Hughes

**\$470,000**

VIEW BY APPOINTMENT ONLY - CONTACT LYN - 0401 516 435 This neat 2 bedroom townhouse in popular "The Billabong" quiet gated complex is awaiting a new owner to enjoy the quiet, peaceful location, would suit both owner occupiers and investors alike, with vacant possession at settlement. The townhouse is in a superb tranquil location in this Bird Sanctuary. Overlooks the resort style lush open gardens, sparkling swimming pool, BBQ entertaining facilities and private lake. On site Managers do an amazing job in keeping the gardens here immaculately maintained. Enter the property from your own private entrance into the open plan layout, Kitchen/Dine/Lounge flowing onto your own outdoor patio. In this most private and quiet area of Nerang, you are close to all amenities- minutes walk to Nerang Railway station and bus stops, schools, shopping centres, Pacific Fair and Robina Town Centre, Heritage Bank Stadium (formerly Metricon Stadium) as well as other premium sporting/entertainment events, cafes, restaurants, the M1 and just minutes drive to our famous Gold Coast beaches. Features are many:

- Open plan, spacious 2 bed, 1 two way bathroom, 2 separate toilets, + powder room\* Separate laundry, ample storage, SLUG, internal access from garage + 1 extra car space
- Quality kitchen appliances, Built in robes, blinds, carpets
- Air conditioning, ceiling fans for year round comfort
- Balcony off the main bedroom taking in views of the fabulous facilities\* Private alfresco patio from lounge
- Low body corporate fees Resort style amenities
- Gazebo on the Billabong
- Sparkling resort style swimming pool
- Tennis courts
- BBQ area and entertaining facilities
- Walking and riding paths

VIEW THIS GEM BY PRIVATE APPOINTMENT! CALL LYN TO MAKE A SUITABLE TIME FOR VIEWING 0401 516 435