

**218/1 Bowden Court, Nerang, Qld 4211**



**Apartment For Sale**

Sunday, 23 June 2024

218/1 Bowden Court, Nerang, Qld 4211

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Yoko Usami

0411441720

## Offers Over \$450,000

This spacious 1-bedroom apartment is perfectly located on the second floor of Lexington Apartments in the heart of Nerang. This property includes modern open-plan kitchen, homey feel in a well looked after and modern unit with high security for piece of mind. If you are looking to retire in an easy access and secure building or maybe looking for an investment property with high rental returns with low body corporate, look no further. Location is key, and this apartment doesn't disappoint! You'll find yourself within walking distance to the train station and conveniently close to public transport options, making commuting a breeze. The proximity to the M1, a variety of shops, and the iconic People First Stadium further enhance the appeal of living here. Positioned on the city's fringe, you gain the advantage of easy access to essential amenities, ensuring a smooth and enjoyable daily life. Oversea owners need to sell! Ready to move in now. Please call Yoko today! Other features- 1 Large bedroom and 1 bathroom- Private Balcony North East aspect- Lift, Second floor- Secure 1 car space- End Unit, spacious entrance- Air Conditioning - Ceiling fans- Owner occupied. Ready to move in. - Walking distance to Nerang Train Station- Built 2012 and full security- Gold Coast City Council fee : Approx. \$1957.92/year- Gold Coast Water rate : Approx. \$304.91 for 3 months- Body Corporate fee: Approx. \$76/week