

**5/13 Bowden Court, Nerang, Qld 4211**



**Sold Townhouse**

Sunday, 23 June 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

**\$590,000**

This neat 2-bedroom townhouse in the popular "The Billabong" Estate offers a tranquil location within this Bird Sanctuary. You will love the onsite facilities, including the tennis courts, resort-style lush open gardens, covered swimming pool, BBQ entertaining facilities and private lake. On-site managers do an amazing job of keeping the gardens here immaculately maintained, and the Gated Complex helps provide an extra layer of security. You'll appreciate the new, soft carpets throughout the townhouse and the freshly repainted interiors, which add a bright, fresh, and welcoming atmosphere to the home. The layout is very convenient with Open Living room, Kitchen (with new cooktop), Lock up Garage, Laundry, storage both in the hallway and under the stairs and toilet downstairs. The Air Conditioned Living room has plenty of natural light pouring in from your open courtyard. Upstairs you will find 2 bedrooms with built in cupboards and fans, Bathroom, separate toilet and more storage. In this most private and quiet area of Nerang, you are close to all amenities-minutes' walk to Nerang Railway Station and bus stops and Nerang State School. Pacific Fair and Robina Town Centre are a short drive away, as well as cafes & restaurants. Or just hop on the M1, and escape to our famous Gold Coast beaches. Features are many:

- Open Living which flows out to your courtyard
- Separate laundry, ample storage, Single Lock up Garage, internal access from garage
- New cooktop in the kitchen, built-in robes, new curtains, new carpets throughout
- Air conditioning & ceiling fans to selected rooms provide year-round comfort
- Boulton Park and children's playground is just across the road
- Low body corporate fees

Resort style amenities:

- Gazebo on the Billabong
- Sparkling swimming pool
- Tennis courts
- BBQ area and entertaining facilities
- Walking and riding paths

Don't miss this opportunity to enjoy a serene lifestyle with all the modern conveniences! Offers over \$499,000

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.