

## Nerang, 69/13 Bowden Court

### Affordable Living in Central Nerang

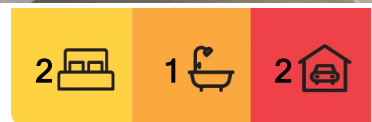
Discover an exceptional opportunity to reside in the heart of Nerang with this ultra-affordable duplex. This charming residence offers a practical layout, featuring two comfortable bedrooms and a two-way bathroom. Perfectly suited for couples, small families, or anyone seeking a budget-friendly rental option, this property combines convenience and comfort without compromising on quality.

#### PROPERTY FEATURES:

- \* Master bedroom with built in robes, ceiling fan and balcony
- \* Two-way bathroom with separate toilet
- \* Second bedroom with built in robes and ceiling fan
- \* Open plan living area with air conditioning, leading out to the private courtyard
- \* Functional kitchen with dishwasher
- \* Ceiling fans and security screens throughout



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/5GJRF41](http://ljhooker.com.au/5GJRF41)

**Contact**  
**The Leasing Team**  
[leasing@ljhg.com.au](mailto:leasing@ljhg.com.au)

**LJ Hooker Nerang**  
**(07) 5581 4422**

- \* Second toilet downstairs
- \* Laundry room
- \* Single internal garage with additional parking in the driveway
- \* Solar panels
- \* LED lighting throughout
- \* Swimming pool, recreational area, and tennis court in the complex

N.B. BREAK LEASE - Rental rate \$570 per week up to 12 August 2025, then will be reviewed with pending offer for long term tenancy.

**\*\* ARRANGE AN INSPECTION TIME ONLINE\*\***

**\*\* REGISTRATION REQUIRED \*\***

By registering, you will be INSTANTLY informed of any updates, changes or cancellations for your appointment. Please be aware that even though you may be booked in for an inspection, it does sometimes occur that the property may be leased prior to the time and date you have been given. If that occurs, you will receive a text informing you of the cancellation. Once registered, you will receive an email from our agency as to the guidelines of entry. Please ensure you read them and adhere to them strictly. Please view the photos and any visual aids you can access thoroughly to ensure that this is a home you are very interested in before registering. Due to the current situation, open homes are attendance limited, if you are unable to register for an inspection, register your interest and you will be notified when/if another open is scheduled.

**\*\* IF YOU DO NOT REGISTER FOR YOUR PRIVATE APPOINTMENT, YOU WILL NOT BE PERMITTED TO ENTER \*\***

Disclaimer: In preparing this information LJ Hooker has used its 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 tenants and buyers should make their own enquiries to verify the information contained herein. \*On application, pending owner approval.

Photos used in advertising may differ from the current state of the property. We endeavour to use the most up to date photography, however this may not be feasible to protect our current tenants' privacy. Photos may include the use of virtual furniture.

Disclaimer:

Everyone who visits our Open Homes will need to check-in.

Along with the Check In QLD app, our agents will check you in to our database as per our office policy.



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## More About this Property

<b>Property ID</b>	5GJRF41
<b>Property Type</b>	DuplexSemi-detached

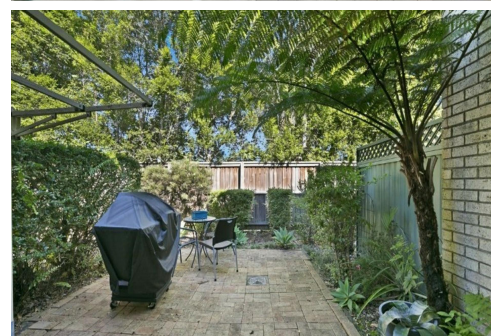
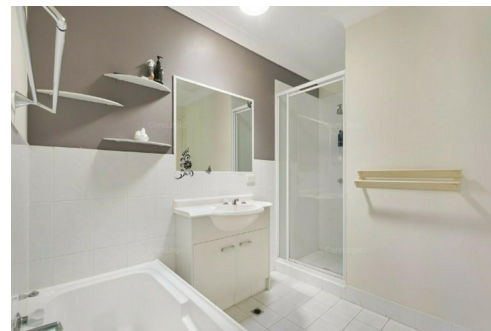
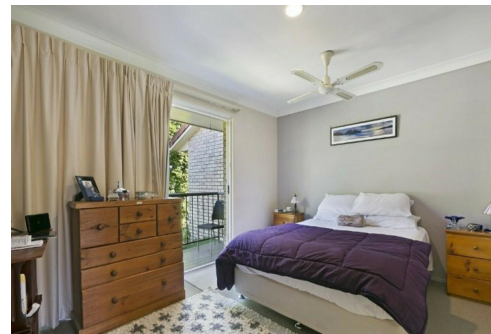
### The Leasing Team

Leasing Consultant | [leasing@ljhgc.com.au](mailto:leasing@ljhgc.com.au)

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