






44/13 Bowden Court, Nerang

GATED COMPLEX OVERLOOKING THE LAKE

Situated at the end of a cul de sac with extensive visitor parking opposite and bordering the lake, this property offers a peaceful and tranquil setting, day in, day out. The Billabong is a sought-after complex, not only for its convenient position to everything but also the facilities it offers. Beside the lake is a resort style pool, BBQ area and full-size tennis court with lights, all in a perfectly maintained landscaped setting. This truly is a little slice of paradise in urban living. The complex is also security gated

PROPERTY FEATURES:

- 3 good sized bedrooms, carpeted and all with ceiling fans
- Air-conditioned master with walk through robe to a two-way bathroom and balcony overlooking the lake
- Second bedroom also has a balcony
- Two-way bathroom featuring a bath and shower with separate toilet downstairs
- Light and bright air-conditioned open plan living and dining opening out to a beautiful private space, right on the lake
- Galley style kitchen with soft closing doors and drawers, stone bench top and high-end stainless-steel appliances, including a dishwasher

3  1  1 

FOR RENT

Please Call

AGENTS

The Leasing Team
leasing@ljhgc.com.au

AGENCY

LJ Hooker Nerang
(07) 5581 4422

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.

 **LJ Hooker**

- Separate Laundry and separate powder room
- Single remote lockup garage with internal access
- Plenty of visitor parking
- Quiet and private security gated complex
- Pool, tennis and BBQ area

- * 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 and 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 endeavor 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.

MORE DETAILS

Property ID 5J13F41
 Property Type Townhouse

The Leasing Team

Leasing Consultant | leasing@ljhgc.com.au

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