



Nerang, 2/7 Bowden Court

VACANT AND READY TO GO RIGHT NOW

This well appointed townhouse is situated in a small boutique complex of just 22 dwellings within walking distance from the Nerang Train Station for those buyers needing to commute.

With reasonable weekly body corporate and resort style facilities for you and your family to enjoy this property has just become vacant and is "move in ready" for anyone needing a quick settlement. Please ensure your attendance at the open home to avoid disappointment!

This Property Also Includes;

- Three bedrooms including a master bedroom with walk in robe
- Master and second bedrooms both featuring their own private Juliette balconies
- In ground swimming pool and BBQ area for you to enjoy at your leisure
- Split system air conditioning to help keep the family comfortable all year round
- Pet friendly complex subject to body corporate approval



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.

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For Sale
Offers Over \$600,000

View
ljhooker.com.au/5FY1F41

Contact
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LJ Hooker Nerang
(07) 5581 4422

An attractive weekly rental appraisal of approximately \$650-\$670 per week

Entertaining deck extending from the internal living space, a great spot to enjoy your morning coffee

Functional chef kitchen with plenty of bench space and an SS oven and electric cooktop installed

Single lock up garage with internal access to the home provided plus an additional parking space in front of the garage

Main bathroom upstairs with bathtub, shower and separate toilet provided

Second bathroom on the ground floor for added convenience

Security gated complex for added piece of mind

Separate laundry off the garage

An insanely convenient location, just walking distance to the Nerang Train Station and only minutes from the M1, the Heritage Bank Stadium, the Commonwealth Games Sporting Precinct and the incredibly popular Emmanuel College in Carrara. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast Solutions today!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

More About this Property

Property ID	5FY1F41
Property Type	Townhouse
Including	Air Conditioning Built-in-Robes

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2/7 BOWDEN COURT, NERANG

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Internal: 135m² | External: 27m² | Total: 162m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

