

Nerang, 71/13 Bowden Court

Fantastic Opportunity —2-Bedroom Townhouse , Vacant, Resort-Style Complex!

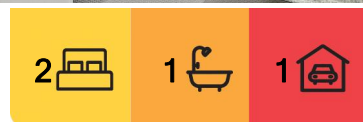
Don't miss your chance to secure this neat and spacious 2-bedroom townhouse in a sought-after, secure complex in "The Billabong" Estate, Nerang —perfect for homeowners or savvy investors! If you've been searching for the perfect blend of lifestyle, location, and low-maintenance living, this well presented 2-bedroom townhouse is must-see. Tucked away in a peaceful, complex surrounded by nature and resort-style amenities, this property offers a rare opportunity for both owner-occupiers and investors alike.

Vacant and move-in ready, this property combines convenience with potential. Located just moments from shops, parks, schools, and public transport, yet nestled within a birdlife sanctuary, it truly offers the best of both worlds: quiet, nature-rich surrounds with all the urban essentials close by.

Master bedroom includes walk-through bathroom and WC for added privacy and



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 Sale
Offers Over \$600,000

View
ljhooker.com.au/5GW0F41

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LJ Hooker Nerang
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convenience

Second bedroom located at the front of the home, ideal for guests or kids

Open-plan living area with air conditioning, flowing out to your private courtyard garden through sliding doors

Kitchen with views to the front, plenty of storage

Functional laundry

Internal access to the single lock-up garage,

Powder room

Vacant and ready to move in or rent out!

Set within a secure, beautifully maintained complex

Nestled within a birdlife sanctuary —

No pets allowed, preserving the peaceful natural setting

Body Corporate fees apply \$56.26p/w including discount

Rental appraisal available —great potential for investors!

Built 1988

Lifestyle Features You'll Love within the complex

Sparkling covered swimming pool

Full-size tennis courts

BBQ area and gazebo overlooking the Billabong

Beautifully maintained tropical gardens and walking paths

Peace of mind with a secure, gated complex and attentive on-site managers

In a prime location, just a short walk to Nerang Railway Station, bus stops, and Nerang State School, minutes to major shopping at Pacific Fair and Robina Town Centre. Easy access to local cafes, restaurants, and the M1 —putting the stunning Gold Coast beaches within easy reach.

Proudly presented by Tim Wolff and Tracey Fisher —LJ Hooker Solutions Gold Coast. With a strong reputation built on trust, results, and community involvement, LJ Hooker Solutions is known for their commitment to the local area —proudly supporting schools, sports clubs, and charity events that bring our neighbourhoods together. Contact Tim or Tracey today for chat and experience the LJ Hooker difference.

More About this Property

Property ID	5GW0F41
Property Type	Townhouse
Including	Air Conditioning Toilets (2) Courtyard Built-in-Robes Secure Parking

Tim Wolff 0419 620 470

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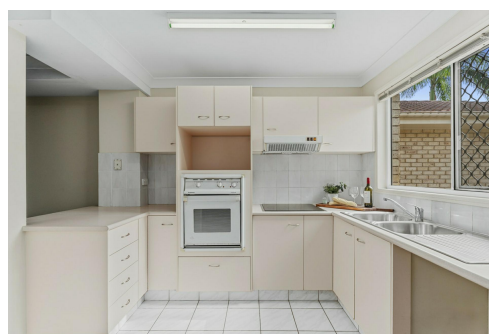
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**LJ Hooker Nerang
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UPPER LEVEL



LOWER LEVEL

71/13 BOWDEN COURT, NERANG

 2  1  1

Internal: 112m² | External: 11m² | Total: 123m²

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.

