







73/13 Bowden Court, Nerang

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The Best Location to Live in or lease out? The opportunity is yours!

Peaceful Living in the quiet Billabong Estate

? 2 spacious bedrooms
? 2-way bathroom with convenient access from master & hallway
? 2 separate toilets (including one downstairs)
? Master bedroom with private balcony overlooking the tranquil back garden
? Open-plan living, kitchen & dining —perfect for modern living
? Freshly painted & newly carpeted throughout
? New air-conditioning & updated lighting for year-round comfort
? Single lock-up garage + driveway parking for 2 additional cars
? Separate internal laundry

Lifestyle & Location Highlights:

Nestled within a peaceful bird sanctuary
Located in the secure, gated "The Billabong" estate
Exclusive resident access to:

FOR SALE
Offers Over $759,000

AGENTS
Debbie Taylor
0400 086 228
dtaylor@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.

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- Large swimming pool
- Tennis court
- Private lake & relaxing surrounds

- Council Rates approx.: $1,108 bi-annually
- Water Rates approx.: $292 quarterly
- Bodycorp: approx.: $79pw
- Rental Appraisal approx.: $700- $750pw

Perfect for:

Owner-occupiers looking for a serene lifestyle
Investors seeking a solid rental opportunity

Move-in ready! This well-maintained owner-occupied home is now ready for its next chapter.

Will you choose to live in or lease out? The opportunity is yours!

MORE DETAILS

Property ID	5HUYF41
Property Type	Unit
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Debbie Taylor 0400 086 228
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Internal: 119m² | External: 9m² | Total: 128m²

Plans shown are only indicative of layout. Dimensions are approximate.

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