

73/13 Bowden Ct, Nerang, QLD 4211

Offers Over \$759,000

Unit 2  1  1 



The Best Location to Live in or lease out? The opportunity i

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 $\frac{1}{2}$ 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 $\frac{1}{2}$ The Billabong $\frac{1}{2}$ estate

Exclusive resident access to:

- * 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:

Listed By

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Open for Inspection

By Appointment.

