50/13 BOWDEN COURT, NERANG, QLD, 4211









SOLD

INVESTMENT OPPORTUNITY!!!

Large two bedroom townhouse with the promise of high capital growth and high returns!!!

This property offers a hugely convenient central position in one of the highest growth areas on the Gold Coast!!!
Situated in a beautifully presented security gated complex, which not only boasts a swimming pool, BBQ area, and tennis court for the enjoyment of its residents, but is also situated around a picturesque lake which is home to swans, Ducks, and various species of wildlife, creating a unique and peaceful ambience. You would expect only in a nature reserve.
What does this mean for an investor???
HIGH RENTAL DEMAND!!! which equates to ….
HIGH RETURNS!!!
FEATURES:
* Complex positioned right beside the current Riverside Development Project, now well underway, comprising homes priced up to approx. $1.5 million, most of which have been pre-sold!
* A short two minute walk to Nerang train station
*A 2 minute drive to a myriad of sporting facilities, golf courses, shopping, schools, the M1, and all other amenities.

The property itself features:
Upstairs:
Two large bedrooms -balcony off the air conditioned Master
Large bathroom with separate toilet
Downstairs:
Kitchen, laundry, and powder room
Open Plan air conditioned dining/lounge area opening out to a private courtyard
Single lock-up garage with internal access and space for an extra car in the driveway
CALL ME NOW for further information on possible rental returns or to arrange a private inspection, but do not delay!!!
Opportunities to enter today's market in the heart of the Gold Coast for under $500K are very rare!!!

PLEASE NOTE: Disclaimer
The photos displayed in this advertisement are of a similar property with the same floor plan, but

2 BED | 1 BATH | 1 CAR

PRICE:
$480,000

OPEN FOR INSPECTION:
N/A



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Ground Floor



:: FLOOR PLAN
First Floor

LEG

1. Driveway P
2. Entry
3. Covered
4. Open-Air T

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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