

# 118/1 Bowden CourtNerang QLD 4211

1 / 1 / 1 / 66 m²

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Here you can find what you need to know about **118/1 Bowden Court** , including how much it's approximately worth, a history of what it has previously sold for and even the estimated weekly rent. You can also view comparable house and unit for sale and sold prices, information about **Nerang, QLD** and much more.

118/1 Bowden Court Estimated Value

\$350,000 - \$375,000

Medium confidence estimate  
[Upgrade to Premium for the exact estimated value](#)

Last sold for \$280,000 on 01/05/2013

Sale Type: Normal Sale

Estimated Rent  
High confidence

\$367 pw

Gross Cashflow

Unavailable

Estimated Gross Yield  
Medium confidence

[Upgrade to Premium](#)

Natural Hazard Risk

[Upgrade to Premium](#)

Example Only

Upgrade to Premium to view pros and cons for this property

## Pros & Cons

### Things to like

- Above market cashflow potential
- Cheaper than comparable properties
- Low risk of losing value

### Things to look out for

- Slower growth than market average

## Investment Strategy Scores

See how this property rates against different investment strategies. [Learn more](#)

Example Only

Upgrade to Premium to view Investment Strategy Scores for every available property and suburb in Australia

Cash Flow Score

5858% Complete

Capital Growth Score

9595% Complete

Lower Risk Score

2929% Complete

## About this Property

## Details

Bedrooms	1
Bathrooms	1
Car Spaces	1
Land Size	66 m <sup>2</sup>
Floor Area	51 m <sup>2</sup>
House Type	Unit: Standard
Council Area	Gold Coast City - Albert
Year Built	2012
Zone	NOT ZONED
Lot/Plan	118/SP243241 Nerang QLD
Property Type	Unit

## Last listing description (January 2016)

### **NRAS - 1 BEDROOM UNIT NERANG**

Rent will be increased in accordance with CPI on 24th of June 2016 to \$266.40

Security building  
1 bedroom with b/in  
1 bathroom (no bath)  
Lounge with air con  
Ceiling fans  
Laundry with dryer  
Balcony  
Dishwasher  
Basement parking  
No pets

You **MUST** be NRAS approved to apply for this home.

This home is part of the Australian & State Governments National Rental Affordability Scheme (NRAS) which provides new properties at discounted rents too low to moderate income earners.

Example of Initial Household Income Limit (\$)

1 Adult \$47,904

2 Adults \$66,228

Sole Parent with 2 children \$82,163

Couple with 2 children \$98,006

\*Eligibility conditions apply. In order to be considered for this property you must first be an approved applicant under the NRAS Scheme. Please visit the Department of Communities website at <http://www.NRAS.communities.qld.gov.au> and complete the online Eligibility Check.

To apply for this property please go to

[http://www.horizonhousing.com.au/index.php?com=com\\_nras](http://www.horizonhousing.com.au/index.php?com=com_nras) to complete the online NRAS application form.

## Property Timeline

[Upgrade to Premium](#) to see the available history of this property. [Learn more](#)

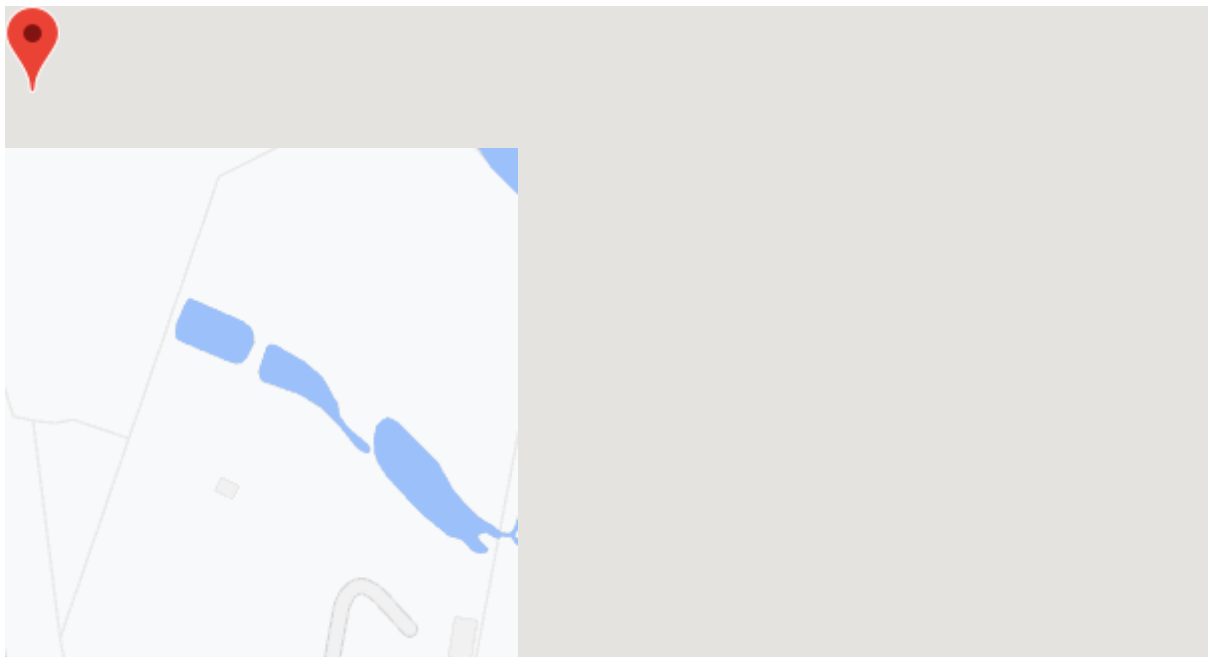
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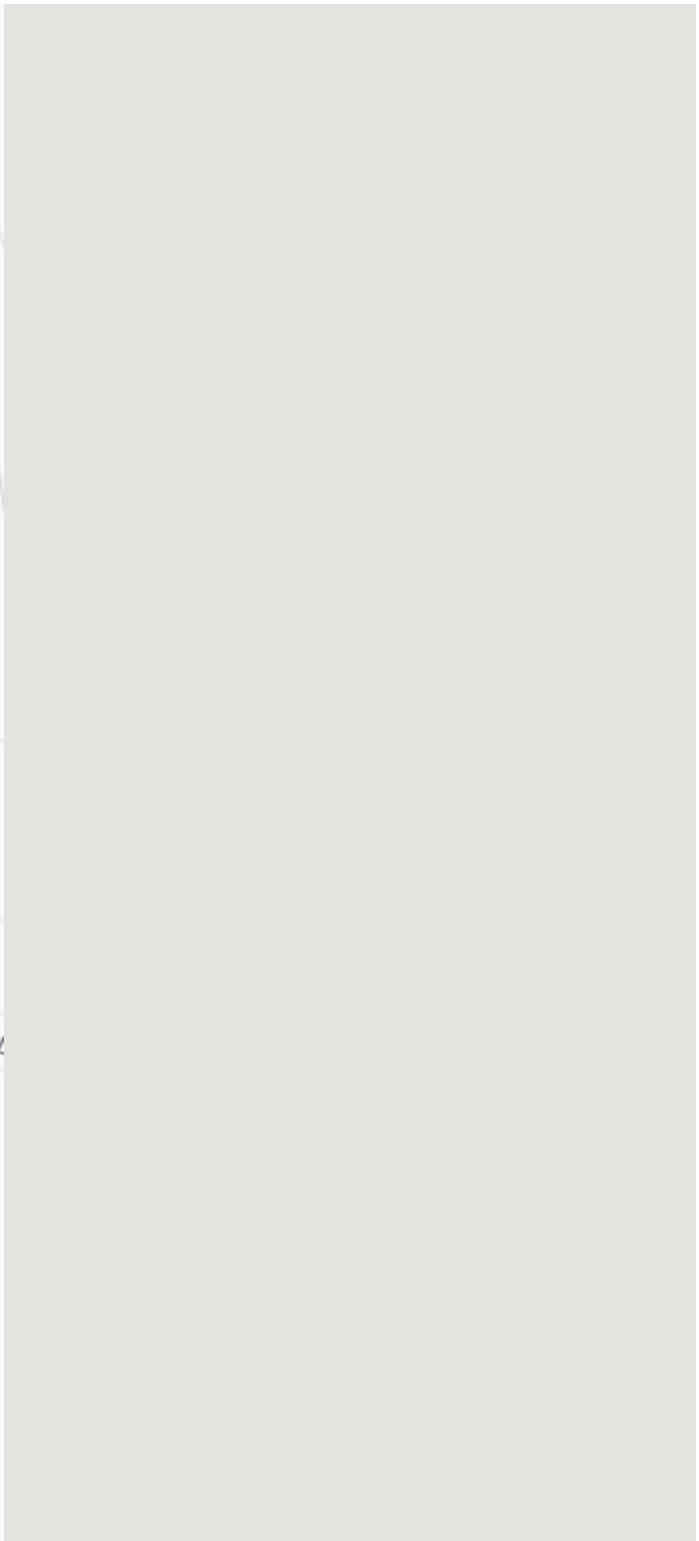
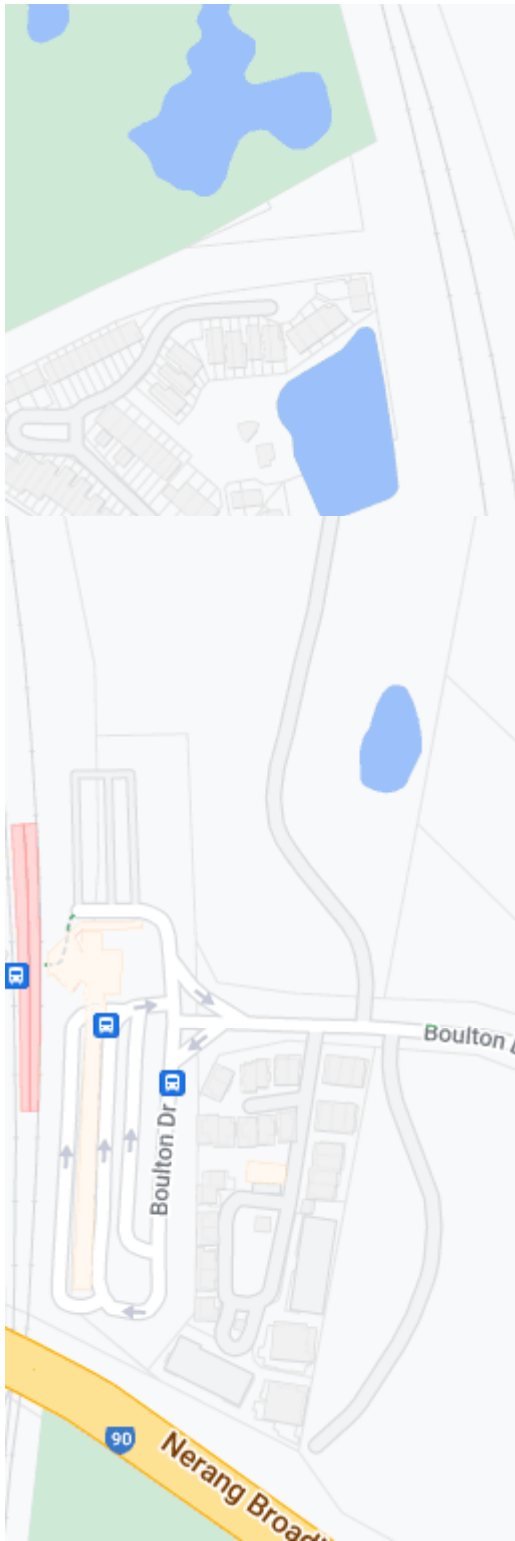
## Comparable properties

We estimate the value of your property by comparing it to nearby 'comparable properties' with similar attributes that are currently for sale, recently sold or for rent. A property may not have many comparable properties if we have missing data (e.g. number of bedrooms or bathrooms) and/or the property is located in a suburb with low sale volumes.

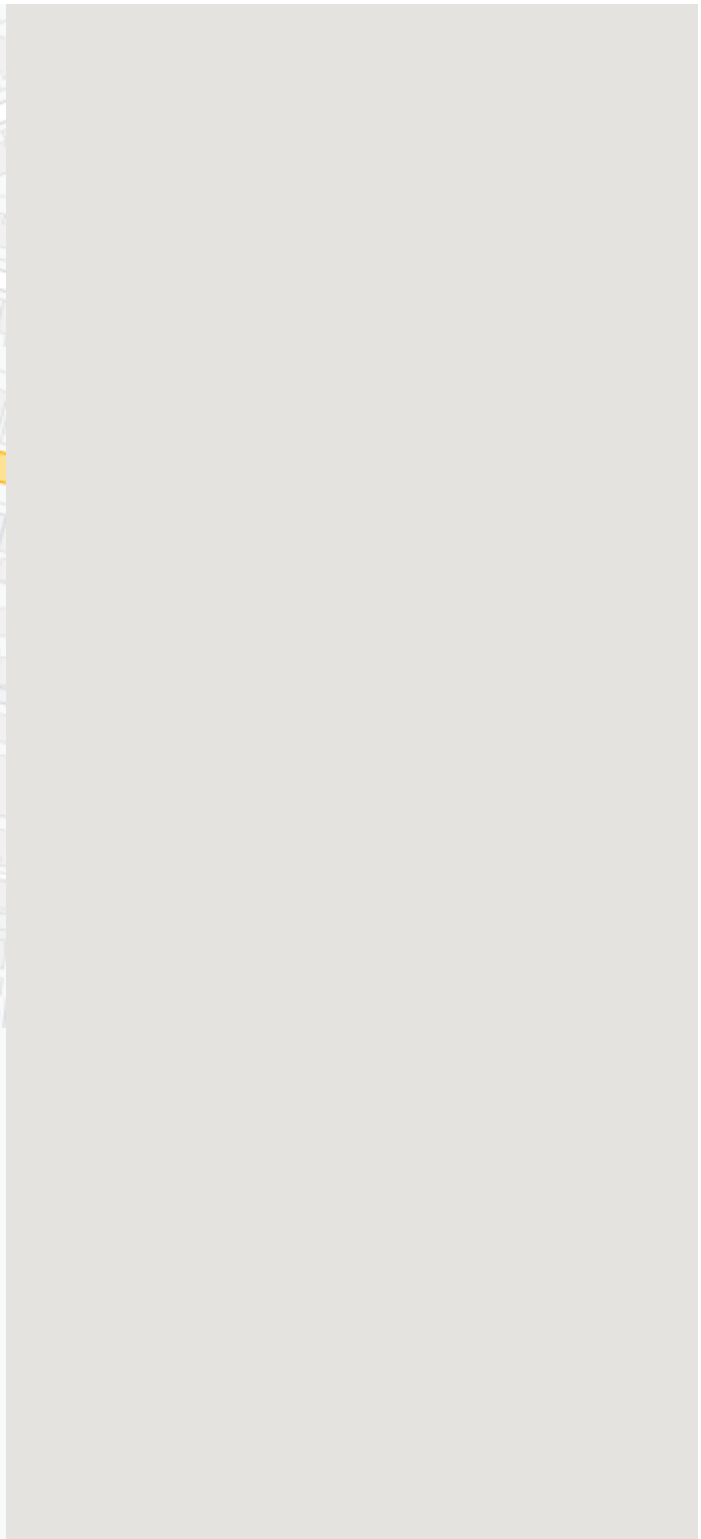
**For Sale**  
**Recently Sold**  
**For Rent**

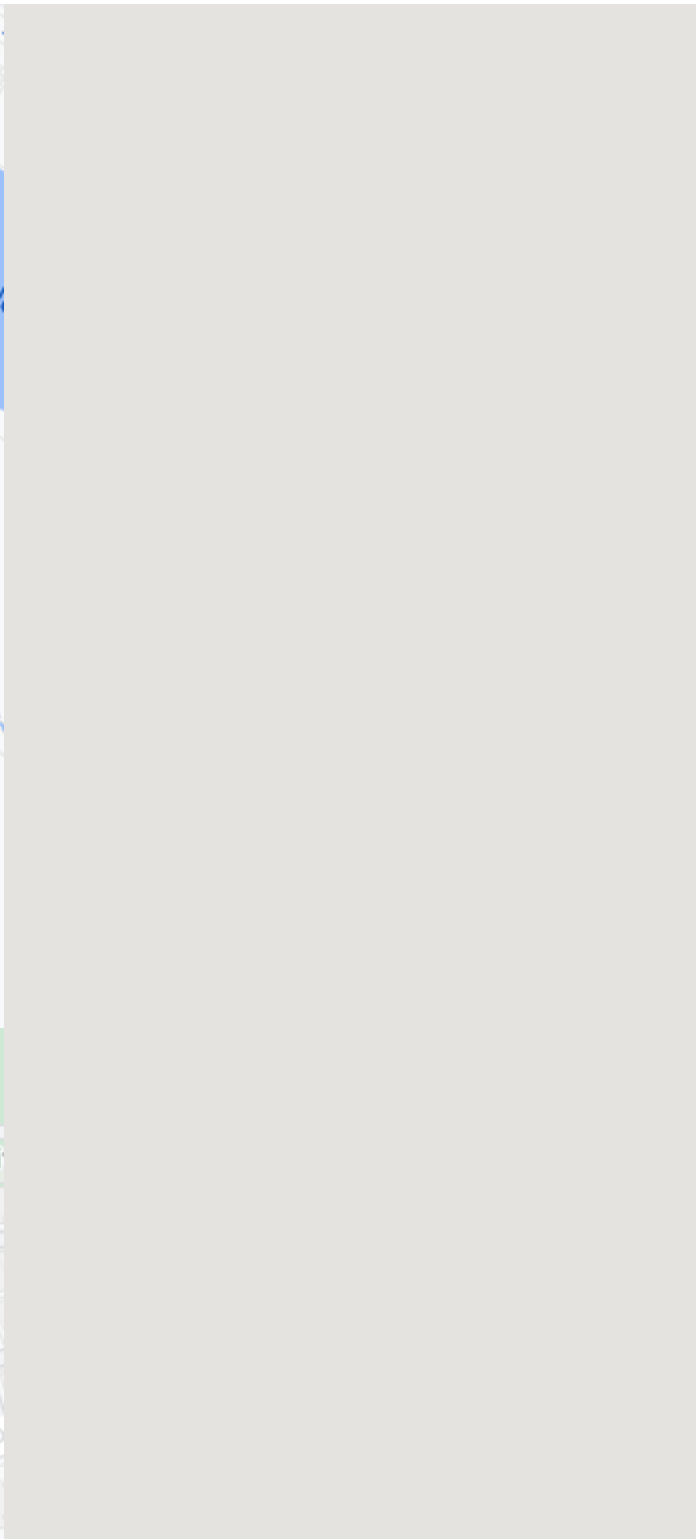
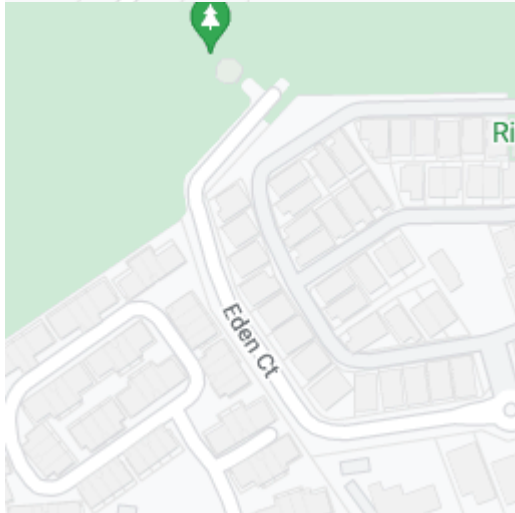
Showing 2 **comparable** properties for sale In Nerang, QLD. [Upgrade to Premium to see more](#)



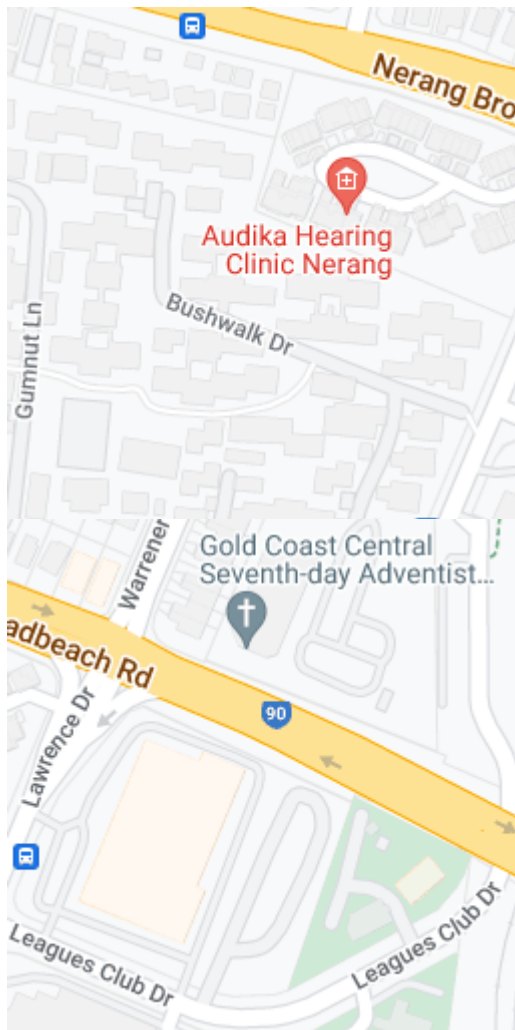






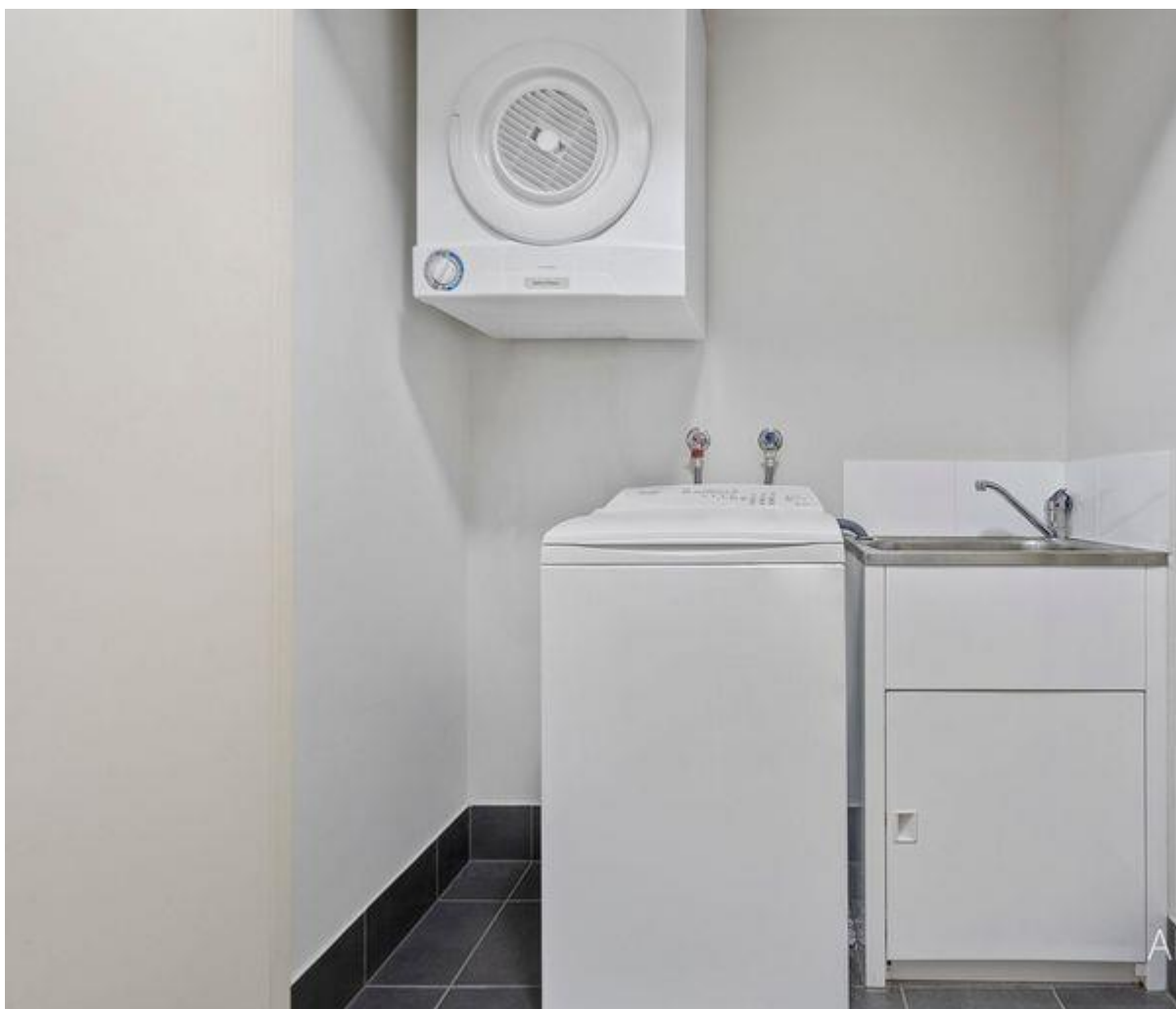






1 Bowden Court  
1 Bowden Court

Map  
Satellite



[313/1 Bowden Court](#)

[NERANG, QLD 4211](#)

1 Bed / 1 Bath / 1 Car Space / 60 m<sup>2</sup> / UNIT Listed on 17/06/2022 by Area Specialist  
Property Solutions

**For Sale**  
**Offers Over \$319,000**

[View Property Profile](#)



[106/1 Bowden Court](#)

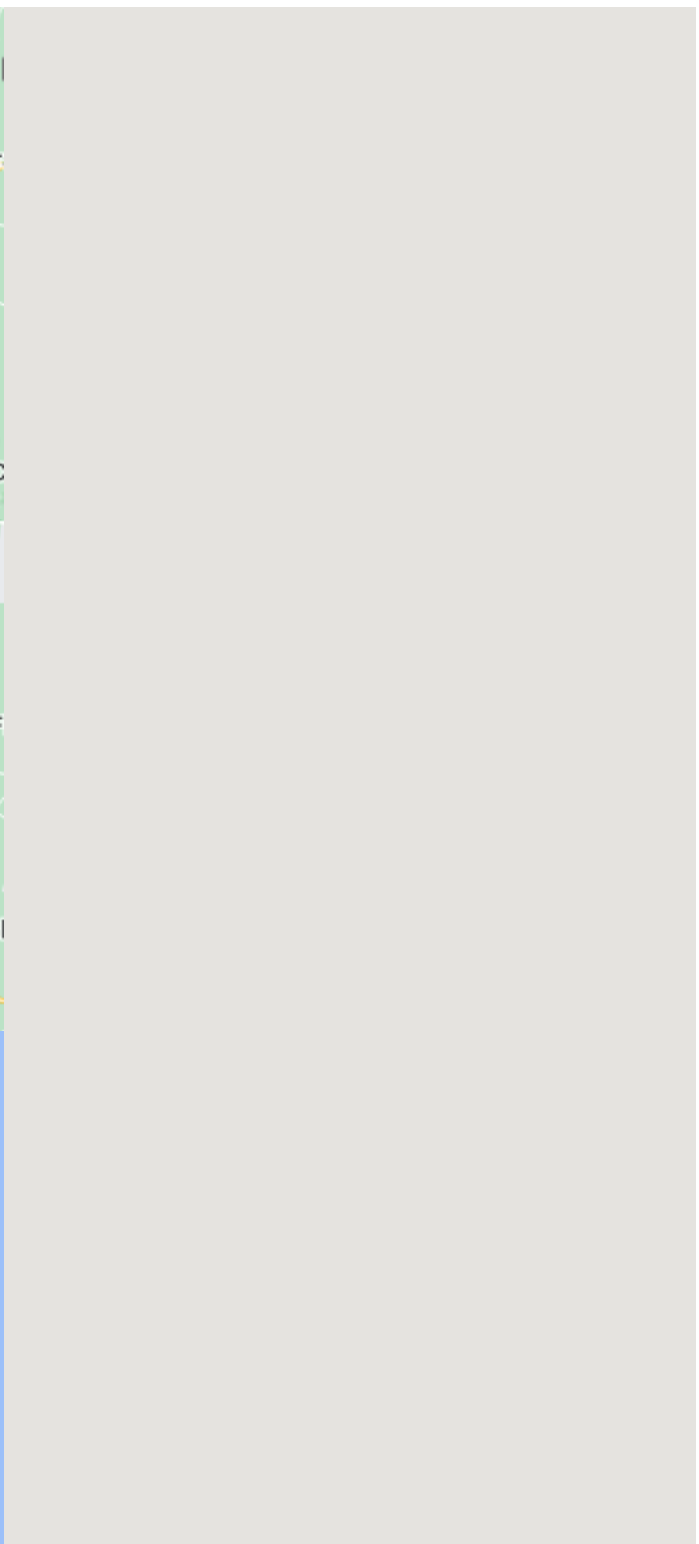
[NERANG, QLD 4211](#) 1 Bed / 1 Bath / 1 Car Space / 60 m<sup>2</sup> / UNIT Listed on 20/06/2022 by Skyring Real Estate

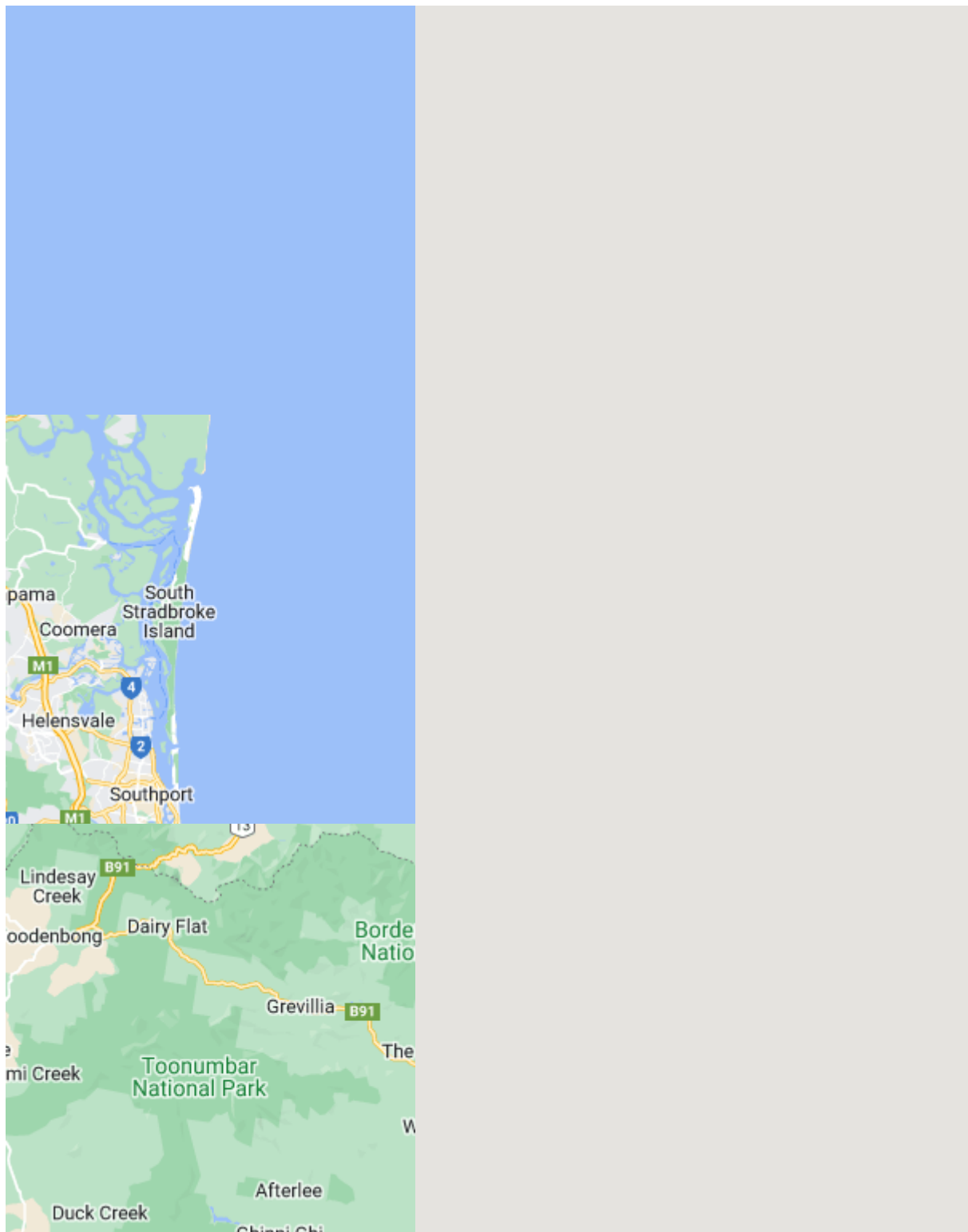
For Sale  
**For Sale**

[View Property Profile](#)

[Upgrade to Premium and view all comparable for sale](#)

## Local Schools around 118/1 Bowden Court

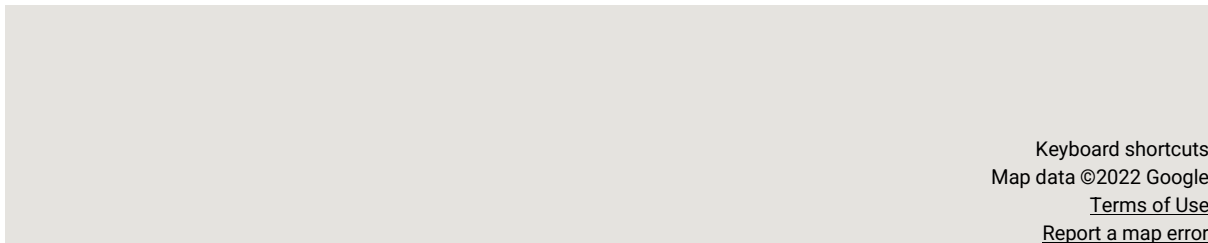








118/1 Bowden Court  
118/1 Bowden Court



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## Government Catchment Schools:

Government schools typically have defined catchment areas. Toggle the catchments & school locations on/off below.



[Nerang State School](#)

Nerang 4211

328 Students



[Nerang State High School](#)

Nerang 4211

1037 Students

## Private Schools:

Private schools typically do not have defined catchments. Toggle the school locations on/off below.



[Australian International Islamic College - Carrara Campus](#)

Carrara 4211

Co-Ed



[Trinity Lutheran College](#)

Molendinar 4214

1050 Students





[Trinity Lutheran College \(Cotlew Street Campus\)](#)

Ashmore 4214

Co-Ed

[More Schools...](#)

## State Auction Clearance Rates - June 2022

	QLD	ACT	NSW	NT	SA
Auctions	291	122	1027	1	173
Clearance rate	53%	57%	53%	100%	65%

## Neighbourhood

### Nerang, QLD 4211

Part of: [Gold Coast Council](#)

The size of Nerang is approximately 35.9 square kilometres. It has 110 parks covering nearly 51.7% of total area. The population of Nerang in 2011 was 16,256 people. By 2016 the population was 16,872 showing a population growth of 3.8% in the area during that time. The predominant age group in Nerang is 40-49 years. Households in Nerang are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Nerang work in a trades occupation. In 2011, 60% of the homes in Nerang were owner-occupied compared with 58% in 2016. (source: Australian Bureau of Statistics)

[View Nerang Suburb Profile](#)[View all properties for sale in Nerang](#)

63 km

Distance from Brisbane CBD

17k

Population

4%

5 year population change

Age & Gender

Age%Nerang (M)Gold Coast City Council (M)Nerang (F)Gold Coast City Council (F)0-910-1920-2930-3940-4950-5960-6970-7980-8990-99100+0246802468

Household Income

Income%NerangGold Coast City Council0-15.6K15.6-33.8K33.8-52K52-78K78-130K130-182K182K+010203040010203040

Household Structure

Childless CouplesCouples with ChildrenSingle ParentsOther

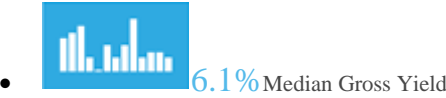
Occupancy

Owns OutrightPurchaserRentingOtherNot Stated

Demographic data provided by Australian Bureau of Statistics

Market Trends for Nerang for Units in last 12 months  
Last 12 months in Nerang QLD 4211 [View Suburb Profile](#)

Upgrade to Premium  
to view all Market Trends





27.1% Median Price Change (1 yr)

Median Sale PriceNerangQLDApr-2021May-2021Jun-2021Jul-2021Aug-2021Sep-2021Oct-2021Nov-2021Dec-2021Jan-2022Feb-2022Mar-2022\$300K\$325K\$350K\$375K\$400K\$425K\$450K\$475K

There have been 141 Units sold in Nerang in the past 12 months with a median sale price of \$477K, up 27.1% annually. It takes on average 12 days to sell with vendor discounting of -0.04%.

## People also viewed



[1/1 Cremorne Road](#) Cremorne Point, NSW 2090 2 / 1 / 1\$695 Per Week



[64/64 Gilston Road](#) Nerang, QLD 4211 3 / 2 / 2 Recently sold \$330,000

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