



## Manoora, 1/3-5 Springfield Crescent

### Accessible Ground Floor Apartment

Proudly presenting to the market a two-bedroom, ground floor apartment offering great value, entry level buying. Situated in a well-maintained complex of just 12 units, this property is in an ultra-convenient location with all desired amenities just moments away. Features include:

- Large, enclosed courtyard & lawn area (not exclusive use)
- Open plan, combined living/dining
- Central kitchen with electric cooking
- Both bedrooms have built in wardrobes
- Air conditioning and security screens throughout
- Internal laundry
- Allocated undercover carport accommodation
- In ground swimming pool surrounded by tropical gardens
- Well-maintained complex with a hands-on, active body corporate committee



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3WZ4FMB](http://ljhooker.com.au/3WZ4FMB)

**Contact**  
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**LJ Hooker Cairns Edge Hill**  
**(07) 4053 9999**

**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.

- Currently occupied but no lease, 2 months' notice required for vacant possession
- Current rental appraisal is \$400 per week

BODY CORP: Approx. \$4000.00 per annum

COUNCIL RATES: Approx. \$3100.00 per annum

Within walking distance to Piconnes Shopping Village which offers a large variety of amenities including doctors, pharmacy, IGA supermarket, bottle shop, post office and cafes.

Located only 5 minutes from Edge Hill's hub of restaurants & cafes, 10 minutes from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Base Hospital. Call to arrange an inspection today.

## More About this Property

<b>Property ID</b>	3WZ4FMB
<b>Property Type</b>	Apartment

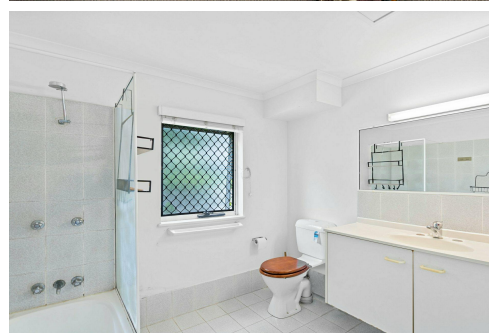
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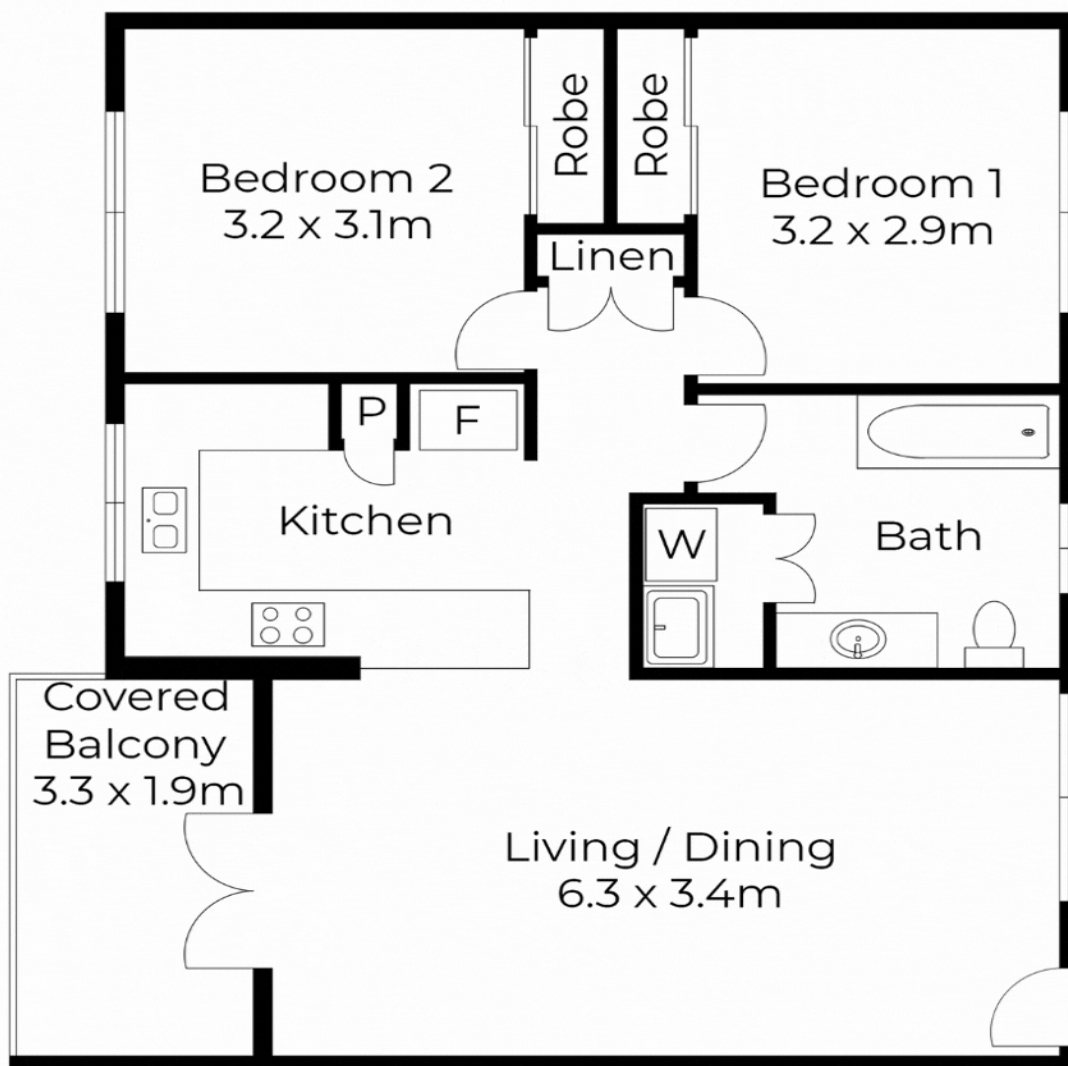
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## FLOOR PLAN

Plan is not to scale and is indicative of layout. It is for illustrative purposes only. All room sizes and dimensions shown on this plan, including, but not limited to, doors, windows, cabinets are approximate. Property Shots Australia gives no guarantee to the accuracy of the document.

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