

Manoora, 14/34 Springfield Crescent

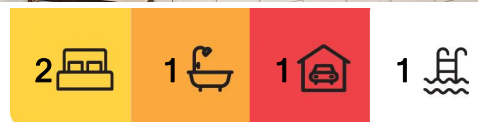
Perfect Entry Level Buying in Ultra Convenient Location

Welcome to Springfield Park Apartments, a small complex of just 16 units situated in an ultra-convenient location - close to all desired amenities and less than 2km from the popular hub of cafes and restaurants in trendy Edge Hill. Apartment no.14 is privately positioned on the first floor (top floor) and at the rear of the complex with no rear neighbours. Features include:

- Freshly painted in July this year
- Neat & tidy kitchen complete with breakfast bar and electric cooking
- Spacious open plan combined living and dining flows onto private balcony with a green, leafy outlook
- Two good sized bedrooms both with built in wardrobes main with split system air con
- Two-way bathroom with shower over bathtub and internal laundry
- Security screens throughout
- Undercover carport accommodation



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.



For Sale
Please Call

View
ljhooker.com.au/3WBSFMB

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LJ Hooker Cairns Edge Hill
(07) 4053 9999

- Complex provides resort style saltwater pool
- Current rental appraisal is low - mid \$400's per week
- 84m2
- Vacant possession available

BODY CORP: Approx. \$4425.00 per annum (actual BC are \$4900.00 p/a however 10% discount applies for prompt levy payment)

COUNCIL RATES: Approx. \$3100.00 per annum

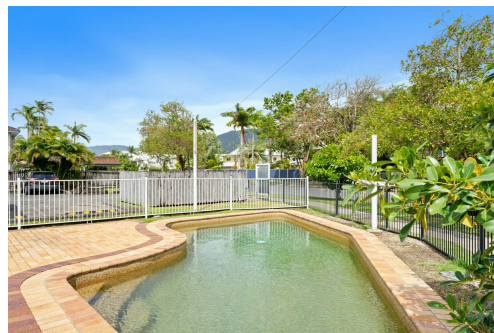
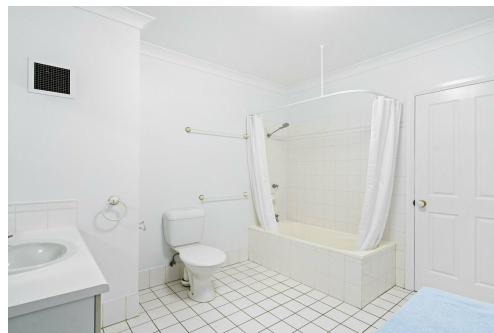
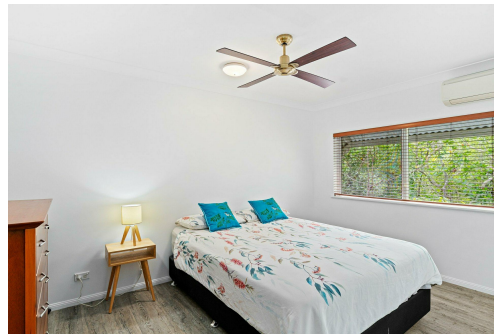
Walking distance to Piconnes Shopping Village which offers a large variety of amenities including doctors, pharmacy, IGA supermarket, bottle shop, post office and cafes. Located only 5 minutes from Edge Hills hub of restaurants and cafes, 10 minutes from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Hospital. Call to arrange an inspection today.

More About this Property

Property ID	3WBSFMB
Property Type	Apartment
Land Area	84 m²
Including	Air Conditioning Pool Balcony Built-in-Robes Water Tank

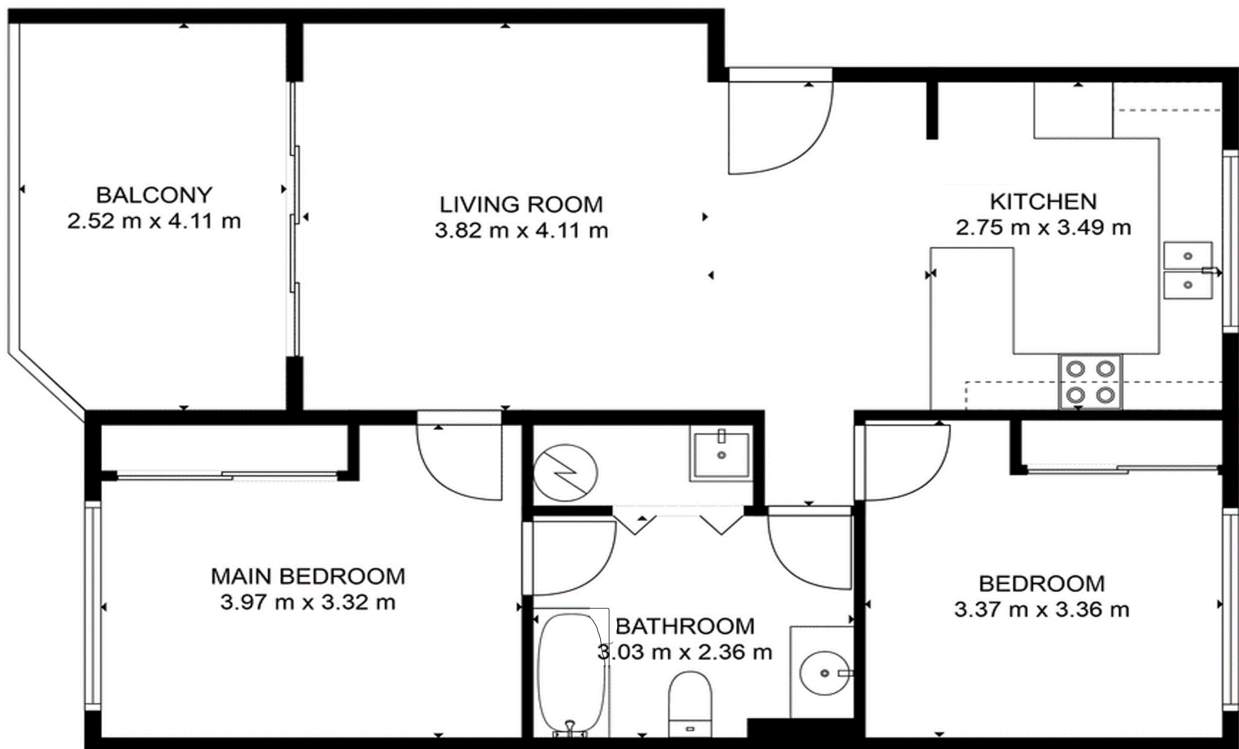
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FLOOR PLAN

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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