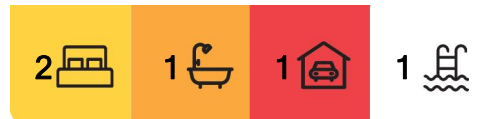


Manoora, 2/3-5 Springfield Crescent

Easy Access 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 located in an ultra-convenient location with all desired amenities just moments away. Features include:

- Large, enclosed courtyard & lawn area
- Open plan, combined living/dining
- Central kitchen with electric cooking
- Both bedrooms have built in wardrobes
- Split system air conditioning and security screens
- 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
Under Contract

View
By Appointment

Contact
Aimee Ingram
0457 750 513
a.ingram@ljheh.com.au
Kayla Pennefather
0429 364 945
kaylap@ljheh.com.au



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LJ Hooker Cairns Edge Hill
(07) 4053 9999

- Currently rented at \$370 per week until October 2024

BODY CORP: Approx. \$4010.00 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

Property ID	3WDFMB
Property Type	Apartment
Land Area	77 m ²
Including	Pool

Aimee Ingram 0457 750 513

Sales Consultant | a.ingram@ljheh.com.au

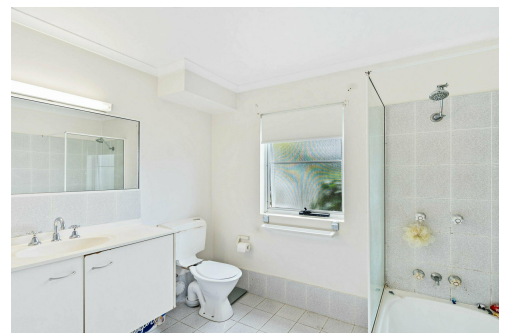
Kayla Pennefather 0429 364 945

Sales Consultant | kaylap@ljheh.com.au

LJ Hooker Cairns Edge Hill (07) 4053 9999

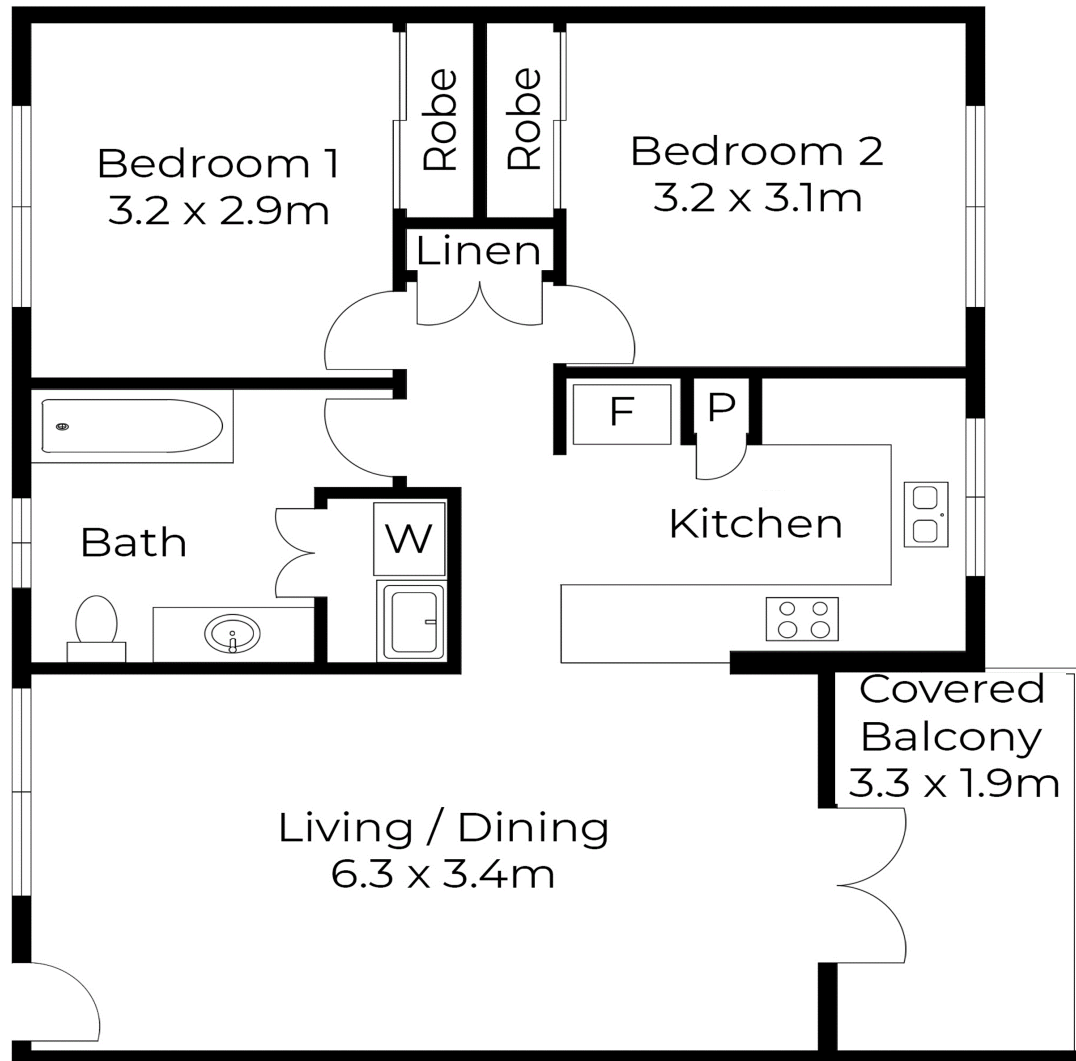
81 - 83 Woodward Street, EDGE HILL QLD 4870

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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.

3/3-5 Springfield Crescent, Manoora