

## Manoora, 3/3-5 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 apartments and 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 and breakfast bar
- Both bedrooms have built in wardrobes and split system air conditioning
- Security screens throughout
- Internal laundry



**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.

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**For Sale**

Please Call

**View**

[ljhooker.com.au/3VQCFMB](http://ljhooker.com.au/3VQCFMB)

**Contact**

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



- Allocated undercover carport accommodation
- In-ground swimming pool surrounded by tropical gardens
- Well-maintained complex with a hands-on, active body corporate committee
- Currently rented at \$360 per week until May 2024

BODY CORP: Approx. \$4400.00 per annum  
 COUNCIL RATES: Approx. \$2900.00 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   | 3VQCFMB          |
| Property Type | Apartment        |
| Land Area     | 77 m²            |
| Including     | Air Conditioning |

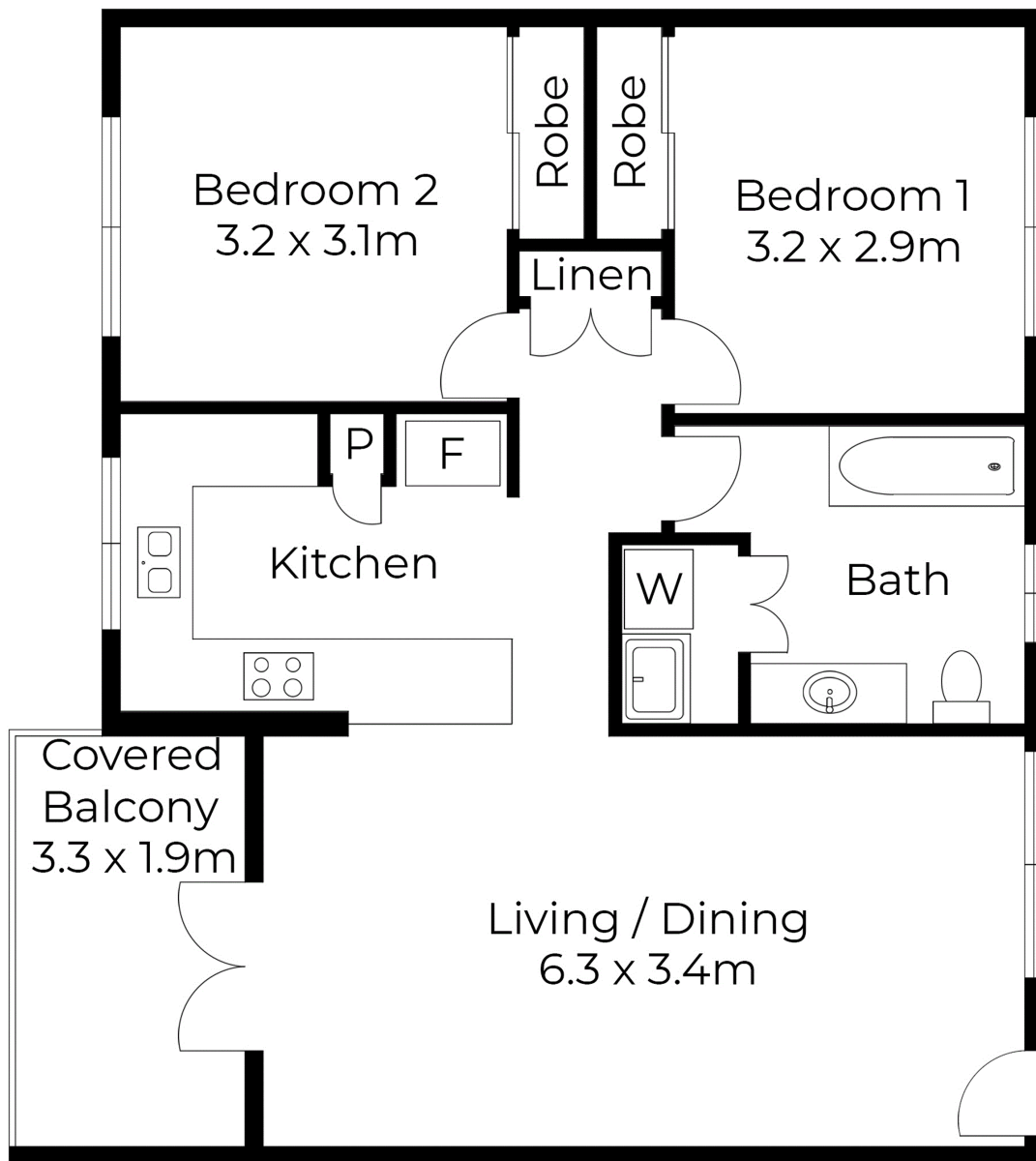
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## FLOOR PLAN

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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