

## Manoora, 4/2-4 Springfield Crescent

OPEN HOME CANCELLED | UNDER CONTRACT

Ground Floor | Modernised & Spacious | 97m2 Exclusive Use Courtyard

Presenting to the market, a rare opportunity to secure an affordable home on the fringe of the Cairns CBD. Situated in 'Palmhurst' a tropical and boutique complex of just 16, this fully modernised ground floor apartment boasts a huge 97m2 courtyard, undercover patio, lock up garage & has just been freshly painted.

Located only moments away from Edge Hill's popular hub of restaurants & cafes, public transport, schools and most desired amenities, ensuring convenience at your doorstep. This property is vacant and move in ready, come and inspect today. Features include:

- Freshly painted interiors
- Open plan combined living and dining flow directly into large outdoor space
- Sizable undercover entertaining area + 97m2 courtyard



**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/3X7EFMB](http://ljhooker.com.au/3X7EFMB)

**Contact**  
**Aimee Ingram**  
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[a.ingram@ljheh.com.au](mailto:a.ingram@ljheh.com.au)

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

- Kitchen complete with quality appliances, soft close cabinetry and breakfast bar
- Two good sized bedrooms both with built in wardrobes and split system air conditioning
- Security screens and crim mesh installed, internal laundry
- Remote lock up car garage
- Pet-friendly (Subject to body corporate approval)
- The complex provides additional onsite car parking, resort style pool, tropical gardens
- Rental appraisal is Approx. \$500 - \$530 per week

BODY CORP: Approx. \$5000.00 per annum

COUNCIL RATES: Approx. \$3000.00 per annum

Walking distance to Piccones Village on Pease St. Provides quick access to International and Domestic Airports, Botanical Gardens the Edge Hill Hub, the Cairns CBD, Esplanade amenities and more.

## More About this Property

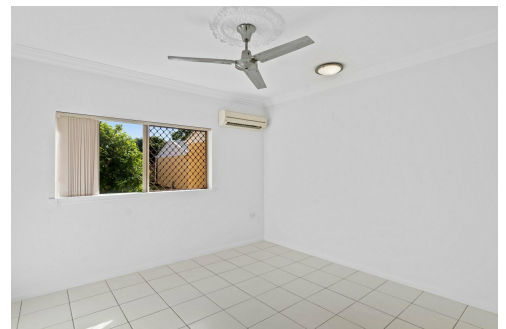
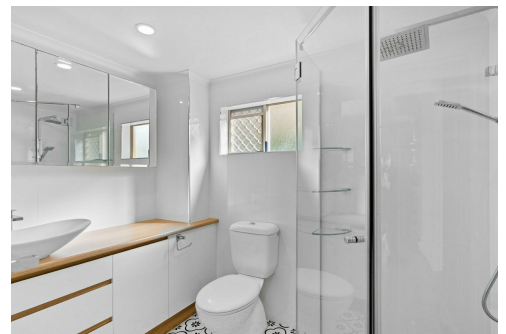
<b>Property ID</b>	3X7EFMB
<b>Property Type</b>	Apartment
<b>Land Area</b>	82 m2
<b>Including</b>	Air Conditioning Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

**Aimee Ingram 0457 750 513**

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

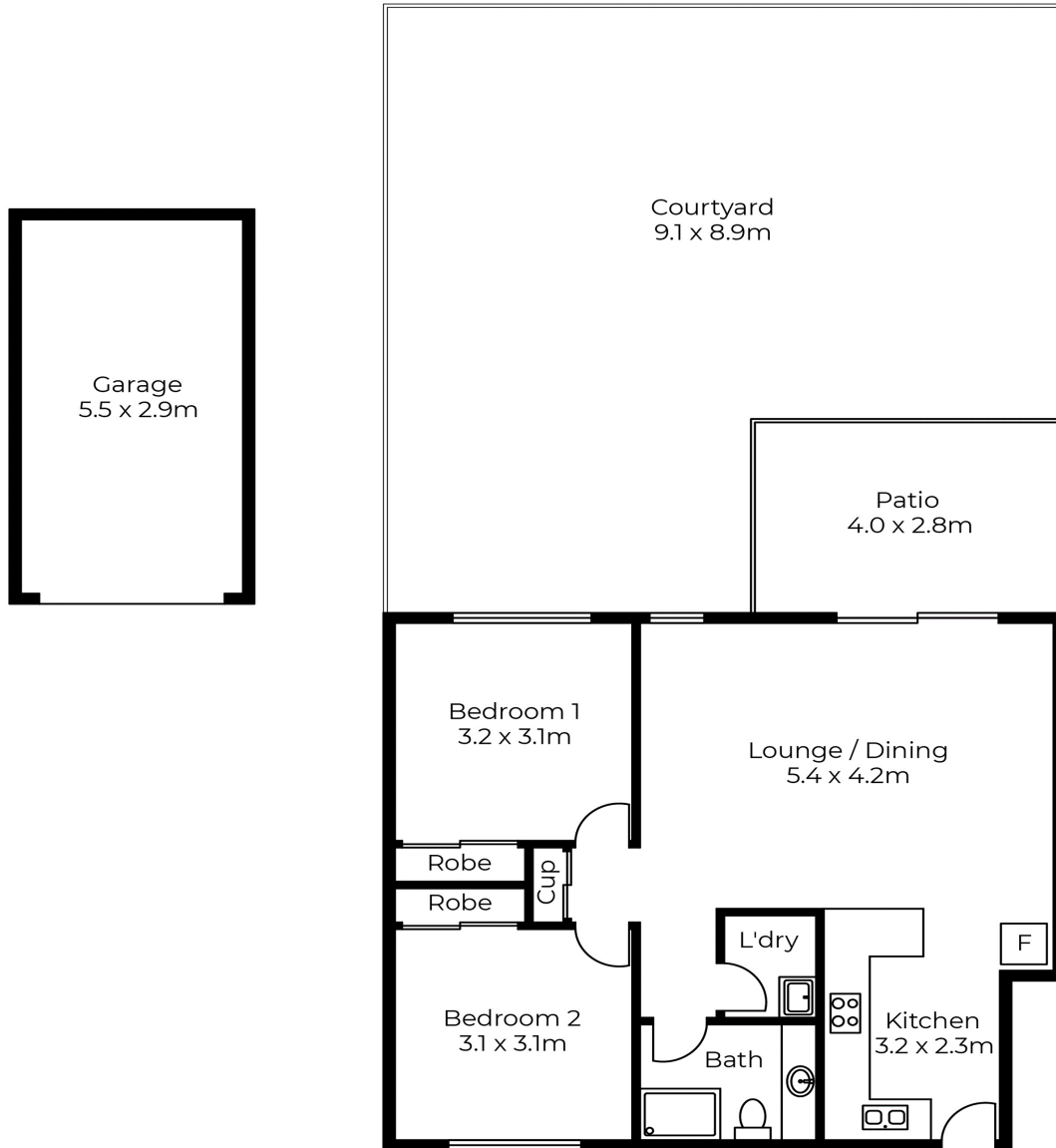
**LJ Hooker Cairns Edge Hill (07) 4053 9999**

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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.

4/2-4 Springfield Cres, Manoora