



7/28 Springfield Crescent, Manoora

Private First Floor Apartment with Mountain Views | Affordable Body Corp Levies

Presenting to the market, an opportunity to secure a private and affordable home on the fringe of the Cairns CBD. Situated in 'Brigata' a well maintained, boutique complex of just 10 units, this 2-bedroom single-level property has a corner position and provides ample natural light and breezes to enter all year round. Features include:

- Private balcony space with lush, green mountain views
- Separate dining and living room spaces both attract abundant natural light
- Central kitchen complete with electric cooking
- Both bedrooms are a good size and have built in wardrobes
- Two-way bathroom inclusive of internal laundry
- Other practical features include brand new quality venetian blinds throughout, security screens and tiled flooring throughout
- Lock up garage and additional lockable storage unit
- Well maintained, small complex of 10, mainly owner occupiers, complex provides a beautiful resort style pool
- Currently rented with long term tenant until end January 2026, he would absolutely love to stay on. Up to date rental appraisal available upon request.

2 1 1

FOR SALE

Please Call

AGENTS

Aimee Ingram
0457 750 513
a.ingram@ljheh.com.au

AGENCY

LJ Hooker Cairns Edge Hill
(07) 4053 9999

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.



BODY CORP: Approx. \$3330.00 per annum
COUNCIL RATES: Approx. \$3200.00 per annum

Close to schools and transport options. Walking distance to Piccones Village on Pease St. Quick access to the International and Domestic Airports, Botanical Gardens the Edge Hill Hub, the Cairns CBD, Esplanade amenities and more.

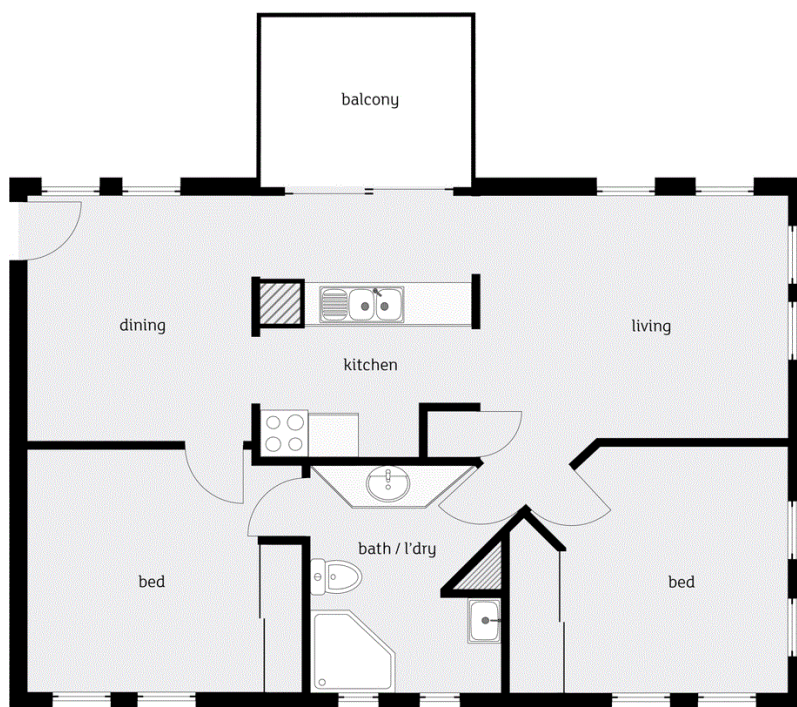
MORE DETAILS

Property ID	3XQEFMB
Property Type	Apartment
Land Area	105 m2
Including	Air Conditioning
	Pool
	Balcony
	Built-in-Robes

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

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Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.