

## Manoora, 9/28 Springfield Crescent

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

++Contract Crashed++

Presenting to the market, a rare opportunity to secure an 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 features a sizable, fully enclosed balcony with mountain views, a functional and spacious floorplan plus lock up garage. This property will provide vacant possession and is waiting for its new owner to make it their home. Features include:

- Private, fully enclosed balcony space overlooking the mountains
- Individual dining and living room spaces both attract ample natural light
- Central kitchen complete with electric cooking, ample bench and cupboard space
- Both bedrooms are a good size and have built in wardrobes



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

- Two-way bathroom inclusive of internal laundry
- Other practical features include Daikin ducted air conditioning throughout, security screens throughout, tiled living areas
- Remote lock up garage and additional lockable storage unit
- Well maintained, small complex of 10, mainly owner occupiers, complex provides a beautiful resort style pool
- Current rental appraisal mid - high \$400's per week

BODY CORP: Approx. \$3333.00 per annum  
 COUNCIL RATES: Approx. \$3000.00 per annum

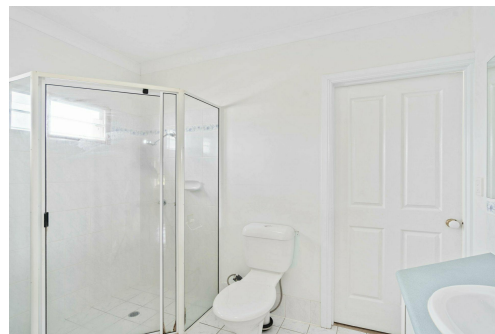
Close to schools and transport options. Walking distance to Piccones Village on Pease St. Quick access to the International and Domestic Airports, Botanical Gardens the Edge Hill Hub, the Cairns CBD, Esplanade amenities and more.

## More About this Property

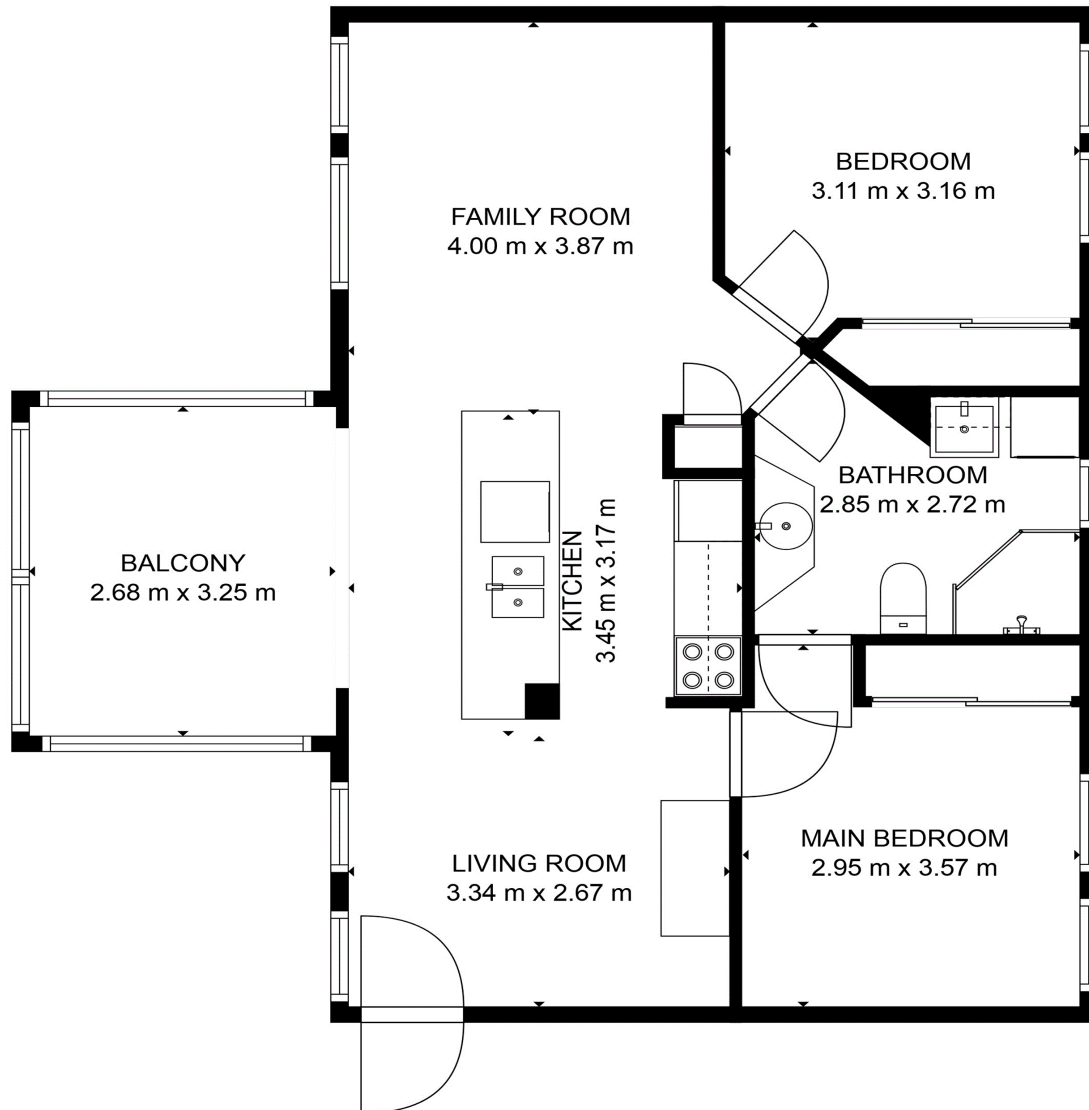
Property ID	3WW5FMB
Property Type	Apartment
Land Area	102 m²
Including	Air Conditioning Ducted Cooling Pool Balcony Built-in-Robes Secure Parking

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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.  
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