



6/6 Springfield Crescent, Manoora

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Ready to go Studio with Low Body Corps

Situated on the top floor in a small complex of just 12 units, this low maintenance property has recently been painted throughout, offers great returns, has low body corporate and a cute balcony space.

Conveniently located within walking distance from Piccones Shopping Village which offers a large variety of amenities including doctors, pharmacy, IGA supermarket, bottle shop, post office and food outlets. Features include:

- Practical flooring throughout
- Security screens & split system air conditioning
- Allocated undercover car accommodation
- Resort style swimming pool in complex
- The property is currently vacant - current rental appraisal is up to \$350 per week

BODY COPY: Approx. \$3100.00 per annum
COUNCIL RATES: Approx. \$3200.00 Per annum

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

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.

 **LJ Hooker**

and more. Call today to arrange an inspection

MORE DETAILS

Property ID	3FHKFMB
Property Type	Studio
Land Area	35 m2
Including	Air Conditioning Pool

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

LJ Hooker Cairns Edge Hill (07) 4053 9999
81 - 83 Woodward Street, EDGE HILL QLD 4870
cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au

