



Manoora, 13/34 Springfield Crescent

VACANT & MOVE IN READY FOR NEW OCCUPANTS

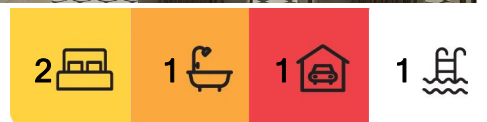
Welcome to Springfield Park Apartments, a small complex of just 16 units situated in an ultra-convenient location, close to all desired amenities and less than 2km from the popular hub of cafes and restaurants in trendy Edge Hill.

Apartment no.13 is privately positioned on the first floor (top floor) and at the rear of the complex with no rear neighbours. This property is vacant and ready to be occupied or rented out. Features include:

- Neat & tidy kitchen complete with breakfast bar and electric cooking
- Spacious open plan combined living and dining flows onto private balcony with a green, leafy outlook
- Two good sized bedrooms both with built in wardrobes and brand-new carpet
- Spacious two-way bathroom with shower over bathtub
- Split system air-conditioning and security screens throughout



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.



For Sale
Please Call

View
ljhooker.com.au/3VTQFMB

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LJ Hooker Cairns Edge Hill
(07) 4053 9999

- Internal laundry with dryer
- Undercover carport accommodation
- Complex provides resort style saltwater pool
- Current rental appraisal is low \$400's per week
- 84m2

BODY CORP: Approx. \$4400.00 per annum (actual levies are \$4900.00 p/a however 10% discount applies for prompt levy payment)

COUNCIL RATES: Approx. \$2900.00 per annum

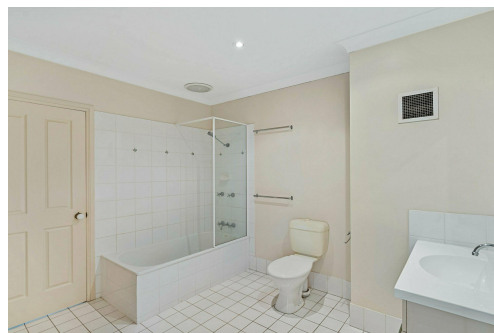
Walking distance to Piconnes Shopping Village which offers a large variety of amenities including doctors, pharmacy, IGA supermarket, bottle shop, post office and cafes. Located only 5 minutes from Edge Hills hub of restaurants and cafes, 10 minutes from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Base Hospital. Call to arrange an inspection today.

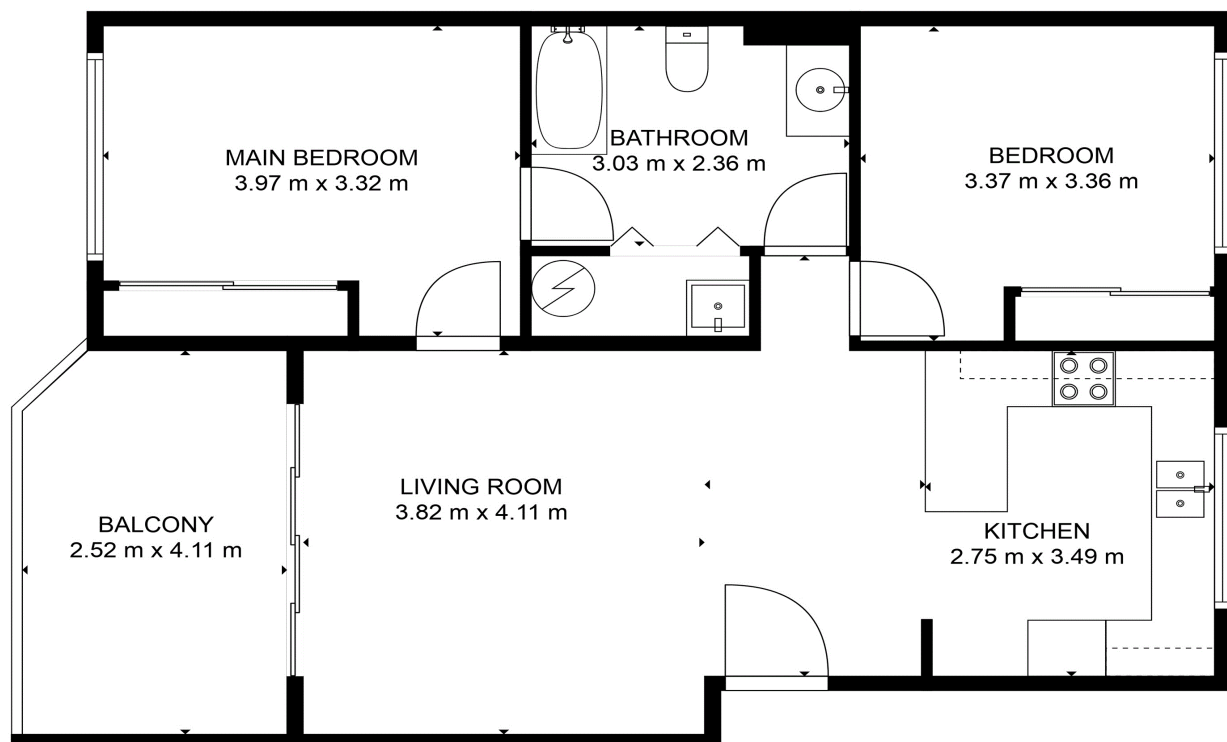
More About this Property

Property ID	3VTQFMB
Property Type	Unit
Land Area	84 m²
Including	Air Conditioning Pool Built-in-Robes

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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.

13/34 Springfield Cres, Manoorra