



2/34 Springfield Crescent, Manoorra

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Perfect Entry Level Buying in Ultra Convenient Location

FOR SALE

Please Call

AGENTS

Aimee Ingram

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AGENCY

LJ Hooker Cairns Edge Hill

(07) 4053 9999

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. Features include:

- Ground floor position, 84m²
- Kitchen complete with breakfast bar and electric cooking
- Spacious open plan combined living and dining flows onto private patio space
- Two good sized bedrooms both with built in wardrobes
- Two-way bathroom with combined internal laundry
- Security screens throughout
- Undercover carport accommodation
- Complex provides resort style saltwater pool
- Current rental appraisal is \$460 - \$480 per week. Vacant possession available

BODY CORP: Approx. \$6280.00 per annum, with a 10% discount applied for prompt payment of levies = Approx. \$5652.00 per annum

COUNCIL RATES: Approx. \$3100.00 per annum

Close to schools and transport options. Walking distance to Piccones

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**

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

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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.