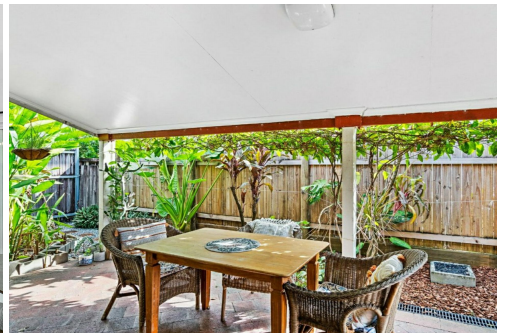
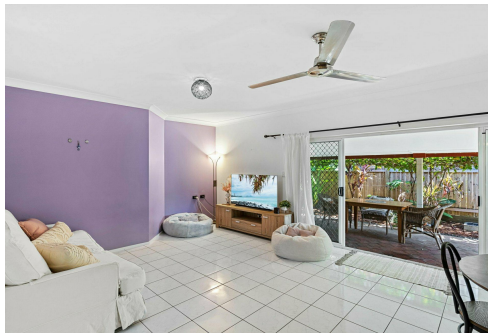




Manoora, 3/30-32 Springfield Crescent

A Place to Call Home, Spacious and Private Single Level Villa

Presenting to the market, a rare opportunity to secure an affordable home on the fringe of the Cairns CBD. Situated in 'Casa Villa' a boutique complex of just 15, this neat as a pin, single-level unit boasts an enviable end position providing ample privacy. It features a huge private and fully fenced courtyard inclusive of a cute undercover terrace and attached car accommodation - offering comfortable and convenient living. This property is a must inspect and will not disappoint. Other features include:

- 130m2
- Open plan combined living and dining flow directly onto the leafy terrace
- Private yard offers the perfect place to entertain or relax, fully fenced with plenty of room for kids and pets to play
- Kitchen complete with electric cooking, ample bench & storage and breakfast bar
- Two good sized bedrooms both with 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.



For Sale
Please Call

View
ljhooker.com.au/3W4GFMB

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LJ Hooker Cairns Edge Hill
(07) 4053 9999

- Private undercover car accommodation
- Other practical features include: split system air conditioning & security screens throughout, internal laundry with separate bathroom and toilet, small garden shed
- The complex provides additional onsite car parking and a resort style pool and plenty of on-street parking
- Pet-friendly complex, upon Body Corp. approval
- Tenants in place on a periodic lease - vacant possession is available

BODY CORP: Approx. \$1500.00 per quarter
 COUNCIL RATES: Approx. \$2900.00 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.

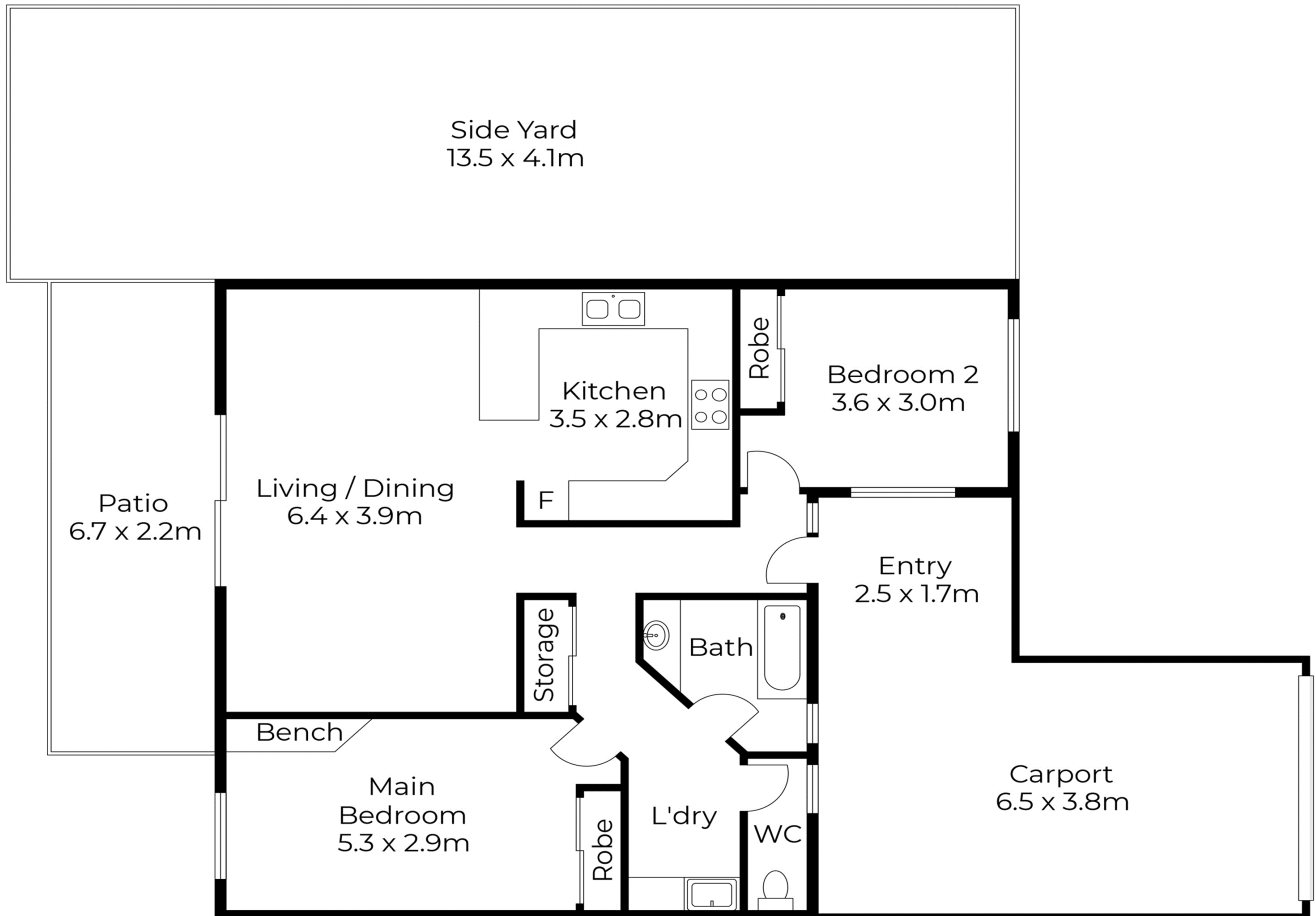
More About this Property

Property ID	3W4GFMB
Property Type	Unit
Land Area	130 m²
Including	Air Conditioning Pool Courtyard Built-in-Robes Fully Fenced

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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.

3/30-32 Springfield Crescent, Manoora