



8/3-5 Springfield Crescent, Manoora

2 🏠 1 🚿 1 🚗

## Perfect Entry Level, 2 Bedroom Top Floor Apartment

Presenting to the market this two-bedroom, top floor apartment offering great value, entry level buying. Situated in a well-maintained complex of just 12 units, this property is located in an ultra-convenient location with all desired amenities just moments away.

With a top floor, end block position in the complex this apartment always has natural light & breezes entering. Features include:

- Open plan, combined living/dining runs direct onto good sized balcony space
- Central kitchen with electric cooking and breakfast bar
- Both bedrooms have built in wardrobes and split system air conditioning
- Security screens throughout
- Internal laundry
- Allocated undercover carport accommodation
- In ground swimming pool surrounded by tropical gardens
- Well-maintained complex with a hands-on, active body corporate committee
- Currently rented at \$400 per week until October 2025. Current rental return available upon request

**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**

BODY CORP: Approx. \$4400.00 per annum  
COUNCIL RATES: Approx. \$3100.00 per annum

Within 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 Hill's hub of restaurants & cafes, 10 minutes from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Base Hospital. Call to arrange an inspection today.

## MORE DETAILS

Property ID	3XP3FMB
Property Type	Unit
Land Area	77 m2
Including	Pool
	Balcony
	Built-in-Robes

**Aimee Ingram 0457 750 513**  
Sales Consultant | [a.ingram@ljheh.com.au](mailto: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](http://cairnsedgehill.ljhooker.com.au) | [cairnsedgehill@ljheh.com.au](mailto:cairnsedgehill@ljheh.com.au)





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.