



2/24 Sperring Street, Manunda

## Effortless Living in an Ultra-Convenient Location

Positioned in an ultra-convenient location, this two-bedroom half duplex presents an exciting opportunity for buyers seeking comfortable low maintenance living with the chance to modernise and add value.

Featuring high ceilings and an open plan layout, the home offers a light and airy feel throughout. The central kitchen provides ample storage and flows seamlessly to the living and dining area, serviced by air conditioning for year-round comfort.

Both bedrooms include built-in robes, while the home's practical single-level design ensures easy everyday living.

Outside, enjoy established gardens, a private outdoor entertaining area and the added bonus of a pool - perfect for relaxed tropical living.

A remote garage with additional storage further enhances practicality and convenience.

Ideally located within close proximity to public transport, Raintrees Shopping Centre, primary and secondary schools and TAFE College.

2  1  1 

### AUCTION

Wed 17th Jun @ 5:30PM

### VIEW

Sat 13th Jun @ 10:30AM - 11:00AM

### AGENTS

Nadine Edwards  
0423 602 606  
nedwards@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**

This property delivers outstanding lifestyle convenience in a highly accessible location.

Ready to update and personalise, this is an opportunity not to be missed. Contact Nadine Edwards today.

Auction On Site & Online Via AuctionsLive.  
17 June at 5:30pm

- \*Offers considered prior to Auction\*\*

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

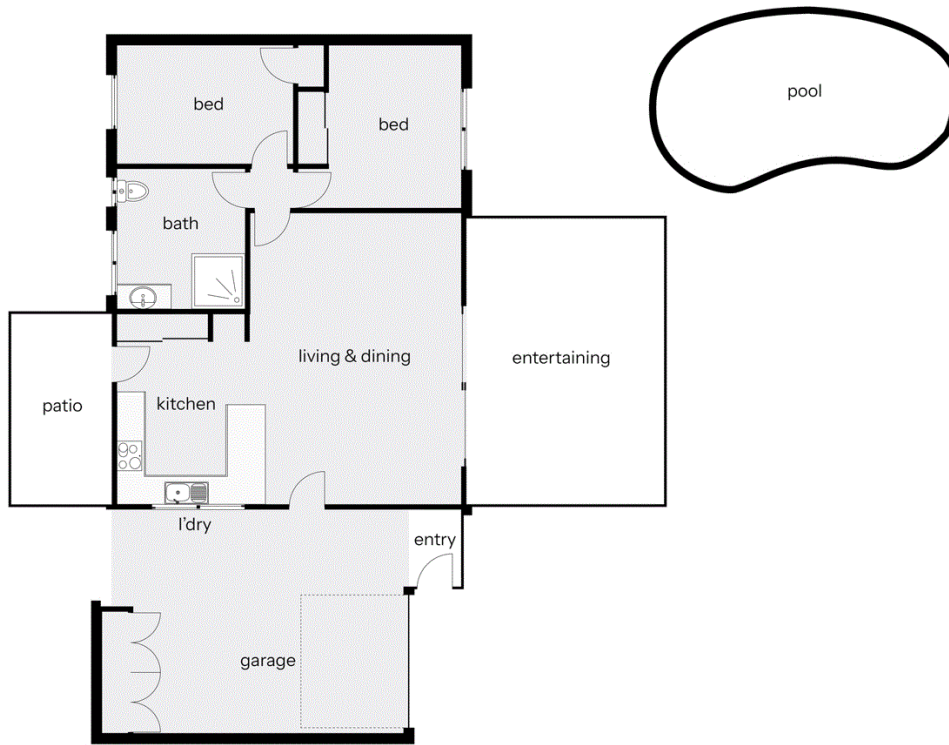
## MORE DETAILS

Property ID	3YKQFMB
Property Type	Unit
Land Area	91 m2
Including	Air Conditioning
	Pool
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

**Nadine Edwards 0423 602 606**  
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