

# 12/1 Springfield Crescent, Manooora, Qld 4870



## Unit For Sale

Friday, 12 April 2024

12/1 Springfield Crescent, Manooora, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 125 m2**

**Type: Unit**



Aimee Ingram

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## Offers Over \$329,000

Presenting to the market, a rare opportunity to secure an affordable home on the fringe of the Cairns CBD. Situated in 'Clementi Court' a small, well-maintained complex, townhouse #12 boasts an enviable end position providing more space and privacy plus allowing it to capture ample natural light and breezes. It also features a huge private courtyard and an attached lock up garage. Features include: - Access complex via Quetta Close (off Grantala) - NO access via Springfield Crescent - 125m<sup>2</sup> - Private, fully fenced courtyard- Kitchen complete with dishwasher, electric cooking - Open plan combined living and dining flow directly onto green and leafy courtyard space - Upstairs and separate from the main living area are two generous sized bedrooms both with built in wardrobes - the master enjoying its own private balcony- Large bathroom complete with a full sized bath and separate shower - Remote lock-up garage with internal access - Other practical features include split system air conditioning throughout, downstairs toilet and powder room, internal laundry, tiled living, security screens- The complex provides additional onsite car parking and a resort style pool and has just been freshly painted BODY CORP: Approx. \$4100.00 Per annum COUNCIL RATES: Approx. \$2900.00 Per annum Walking distance to Piccones Village on Pease St. Located with quick access to International and Domestic Airports, Botanical Gardens the Edge Hill Hub, the Cairns CBD, Esplanade amenities and more.