

# 2/8 Springfield Crescent, Manooro, Qld 4870

## Sold Unit

Thursday, 5 October 2023

2/8 Springfield Crescent, Manooro, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 89 m<sup>2</sup>

Type: Unit



David Hall  
0740314895



Shaun Grant  
0424407945

**\$290,000**

This light and bright, spacious apartment has been freshly painted and fully renovated with quality carpets in both bedrooms and hallway and modern stylish fittings throughout. Located on the ground floor in a small, well-maintained complex, this beautifully renovated residence has a large, fully-fenced courtyard and is conveniently located close to transport and many local amenities. Move in ready and low maintenance, this immaculate property offers comfort and convenience in an enviably relaxed setting and will not last long. Features include:- Freshly painted and fully renovated with quality carpet and modern stylish fittings- Tiled, open plan living and dining flowing out to a secure, fully-fenced, front courtyard- Generous modern kitchen with timber benchtops, ample storage and bench space and like new, stand-alone gas cooking- Two good-sized bedrooms with built-in robes, both offering plenty of natural light and airflow, the main with split-system air-conditioning and direct access to the front courtyard- Beautifully, renovated bathroom with walk-in shower and hideaway laundry- Security screens throughout and conveniently located, undercover parking- Vacant possession and ready to go with a market rent appraisal of approx. \$420 per week- Body Corporate Fees of \$4,591.98 per annum with a healthy sinking fund of \$44,195 as at 07/09/2023- Council Rates \$2,650 per annum (approximately)- Built in 1991, "Hallmark Apartments" has eight apartments and this one is 89 sqm with an 84 sqm exclusive use courtyard Walking distance to Piccones Village on Pease St. Located close to public transport with quick access to International and Domestic Airports, Botanical Gardens, Edge Hill Hub, the Cairns CBD, Esplanade amenities and more. Don't miss your chance to inspect, call David Hall on 0491 332 700 today.