

# 3/34 Springfield Crescent, Manoora, Qld 4870



## Unit For Sale

Monday, 3 June 2024

3/34 Springfield Crescent, Manoora, Qld 4870

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Unit



Zoe Wicks

0740313138

**\$240,000**

Discover the perfect blend of comfort and convenience with this ground floor end unit, boasting a solid investment with an impressive 8% ROI. This 1-bedroom unit is strategically located to capture abundant sunshine, offering easy living on the ground floor. Step into a cheery apartment featuring a kitchen with delightful garden aspects, tiled living areas, split system aircon in the lounge room, fans and security screens. Blockout curtains ensure privacy and restful nights, while the bathroom includes a shower and laundry facilities. The lounge opens to a patio with soothing green plant views, ideal for relaxing or entertaining. Enjoy access to an attractive swimming pool and your own single undercover carport. Located just 4 minutes from the highly sought-after Edge Hill Café precinct and Botanic Gardens, and only 11 minutes to Cairns CBD, this property offers both lifestyle and investment appeal. Fixed lease to 9.6.2025 at \$370 per week. Number of units in complex: 16. Body Corporate Fees: \$4,400 per annum approx. Council Rates: \$2,700 per annum approx. Don't miss out on this prime position investment. Enquire now to secure your slice of paradise! All information contained herein is gathered from sources we believe to be reliable. This Office and its Agent provide no guarantees or undertakings concerning the accuracy, completeness, or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers must undertake their own due diligence, enquiries and assume various searches to verify the information contained herein.