

# 4/3-5 Springfield Crescent, Manooora, Qld 4870

## Sold Unit

Thursday, 8 February 2024

4/3-5 Springfield Crescent, Manooora, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: Unit



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**\$221,000**

There is no sugar coating it, this property has good bones but needs love, and lots of it! Located on the ground floor in a small, well-maintained complex, this residence has a large, fully-fenced courtyard and is conveniently located close to transport and many local amenities. The affordable body corporate fees with an excellent sinking fund balance, allows for an investment in a long-term future for the buyer who wants to put in the work. Features Include:- Open plan living, dining and kitchen area with access to the undercover patio and large fenced courtyard - Two good sized bedrooms with built in wardrobes- Bathroom with shower over bath and separated laundry, the taps in the laundry work and there is a new toilet cistern- Single designated undercover carport- Neat complex with saltwater pool and established tropical gardens- Currently vacant and ready for immediate possession- Body Corporate Fees of \$4,330.00 per annum with a sinking fund of \$92,422.97 as at 01/02/2023- Council Rates \$2,900 per annum (approximately)- Springfield was built in 1990, the apartment is 77sqm and one of 12 in the complexWalking 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.Auction On Site March 2nd, 2024, 10:30AM\*\*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.