

# 8/2-4 Springfield Crescent, Manooro, Qld 4870

## Sold Unit

Wednesday, 25 October 2023

8/2-4 Springfield Crescent, Manooro, Qld 4870

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 113 m2

Type: Unit



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**\$350,000**

Drive into your remote-controlled garage which opens directly into your entry and one flight of stairs. As you ascend, you find your very private top floor apartment which is located at the end and on a corner. A large private balcony with uninterrupted tree-top views across to the distant hills of Brinsmead and Parkridge provides a perfect place to relax and entertain. A vaulted ceiling with exposed trusses forms the main feature above the internal living area adding to the feeling of tranquillity and space. Move in ready and low maintenance, this property is in great condition and offers perfect privacy and security in an enviably quiet setting, while being conveniently located to many local amenities. Features include:- Open plan living and dining, with split system air conditioning, flowing out to a large, private balcony with stunning uninterrupted views- Generous modern kitchen with electric cooking, dishwasher, ample bench space and plenty of storage - Two good-sized air-conditioned bedrooms, both with built-in robes and their own ensuites, both offering plenty of natural light and airflow- A powder room adds to the feeling of privacy with no visitors needing to access a bedroom to use a bathroom, great for shared living- Internal hideaway laundry- Well-secured unit with deadlocks, security screens throughout and remote-controlled garage with storage cupboard- Salt water pool in the complex- Vacant possession available and ready to go with a market rent appraisal of approx. \$430 - \$460 per week- Body Corporate Fees of \$7,050.10 per annum with a healthy sinking fund of \$50,873.96, as at 21/09/2023- Council Rates \$2,650 per annum (approximately)- Built in 1992, "Palmhurst" has 16 apartments and this one is 113 sqm which does not include the exclusive use lock-up garage Walking distance to Piccones Village On Pease St. Located 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.