

**2/38 Springfield Cres, Manoorra, QLD, 4870**

**Townhouse For Sale**

Saturday, 11 January 2025

2/38 Springfield Cres, Manoorra, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 339936 m2**

**Type: Townhouse**



Grant Stone

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## **A GREAT INVESTMENT ONLY 4KM TO THE CBD**

This tidy townhouse is ideally located in an excellent complex only minutes from public transport, schools, shopping, medical facilities, hospitals and the Cairns CBD.

The townhouse enjoys a bright interior, a spacious floor plan spread out over two levels. Upstairs there are two generous sized bedrooms, as well as a large bathroom.

Downstairs includes multi-purpose living, a well-appointed kitchen with ample cupboard space and a laundry and powder room combined.

Additional information.....

Year built: 1995

Unit size: spacious 86m

Current rent: \$395 per week

Lease expiry: 24th March 2025

Body corporate fees: \$4,455 per year

Council rates: Approx \$2,950 per year

So, if your in the market for a fantastic investment, first home or considering down sizing then here's your opportunity.

For additional information or to arrange an inspection, please feel welcome to contact Grant from Cairns Leading Real Estate anytime 24/7.