

**111/29 Springfield Crescent, Manoorra, QLD, 4870**



**Unit For Sale**

Thursday, 28 November 2024

111/29 Springfield Crescent, Manoorra, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## **OFF MARKET OPPORTUNITY | TWO BEDROOM GROUND FLOOR | WHITFIELD WATERS!**

Sensationally appointed within the astute, highly regarded and increasingly desired complex of 'Whitfield Waters', Natasha Whalley-Thompson is proud to welcome apartment 111 to the property market.

This conveniently located ground floor apartment offers 2 generous bedrooms, 2 bathrooms, a spacious layout with a sensational outdoor patio featuring direct access to the stunning resort style pool.

This apartment presents forward a phenomenal opportunity to secure a strong, high yielding asset or an affordable entry level first home. It is no wonder that apartments within this immaculate complex are becoming increasingly tough to secure.

### **UNIT 111 | PROPERTY PROFILE:**

- 2 bedrooms, complete with built-in wardrobes and air-conditioning
- Master inclusive of an ensuite bathroom & direct access to large enclosed balcony
- Internal laundry
- 84m<sup>2</sup> floorplan
- Airconditioned throughout
- Generous, private enclosed balcony with plantation shutters
- Secure undercover single car garage on title
- Stunning resort style swimming pool
- Secure gated complex with onsite management

### **INVESTORS:**

- Current Rental Appraisal: \$430 p/w Oct 2025
- Low Annual Body Corporate Levies: \$5,425 p/a approx.
- Council Rates: \$3,000 p/a approx.

'Whitfield Waters' is a well-maintained, resort style complex that is astutely positioned at the end of a quiet close and is only a 10-minutes' (approx.) drive to Cairns' CBD. This complex is also within immediate proximity to schools, a large shopping precinct, and public transport.

Contact Natasha directly on 0487 154 973 to register your interest today and arrange your private inspection.

A minimum of 24 hours' notice is required prior due to tenancy agreement.