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REALTY



### 1/454 Esplanade Torquay QLD

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This ground floor unit is positioned to the front of the small "White Sands" complex of only six units opposite a wonderful section of the Esplanade with well-maintained parklands and one of Hervey Bay's most popular swimming beaches directly across the road.

Enjoy a leisurely stroll along the 14-kilometre landscaped foreshore, taking in the breathtaking views across the emerald waters of Hervey Bay. Stop for a coffee at several nearby cafes and dine at a range of restaurants. Feel the sand between your toes and take a refreshing dip in the ocean while enjoying our year-round sub-tropical temperate climate.

Unit 1/454 "White Sands- on the Esplanade at Torquay features: -

- Small complex of six units with modest body corporate rates
- Ground floor North-facing unit with views across the Esplanade
- Two bedrooms with built-in wardrobes, and one includes a ceiling fan
- Bathroom includes a shower and a vanity plus a separate toilet
- The kitchen includes adequate bench and storage space, plus an electric stove
- An open-plan dining and living area with views across the Esplanade
- Laundry with direct access out to the clothesline
- Single carport space to the rear
- Rent appraisal \$350- \$370 per week

This unit will be ideal for anyone looking to downsize and enjoy a low-maintenance lifestyle or escape the cold during

our Southern winters. It would also make a solid investment and can be used for either a holiday or permanent letting.

Opportunities to secure a unit like this do not come along very often and the sellers are calling for an immediate sale!

Contact our team now to arrange your private inspection Or video call walkthrough, as you will only be disappointed if you miss this one ?.

NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.

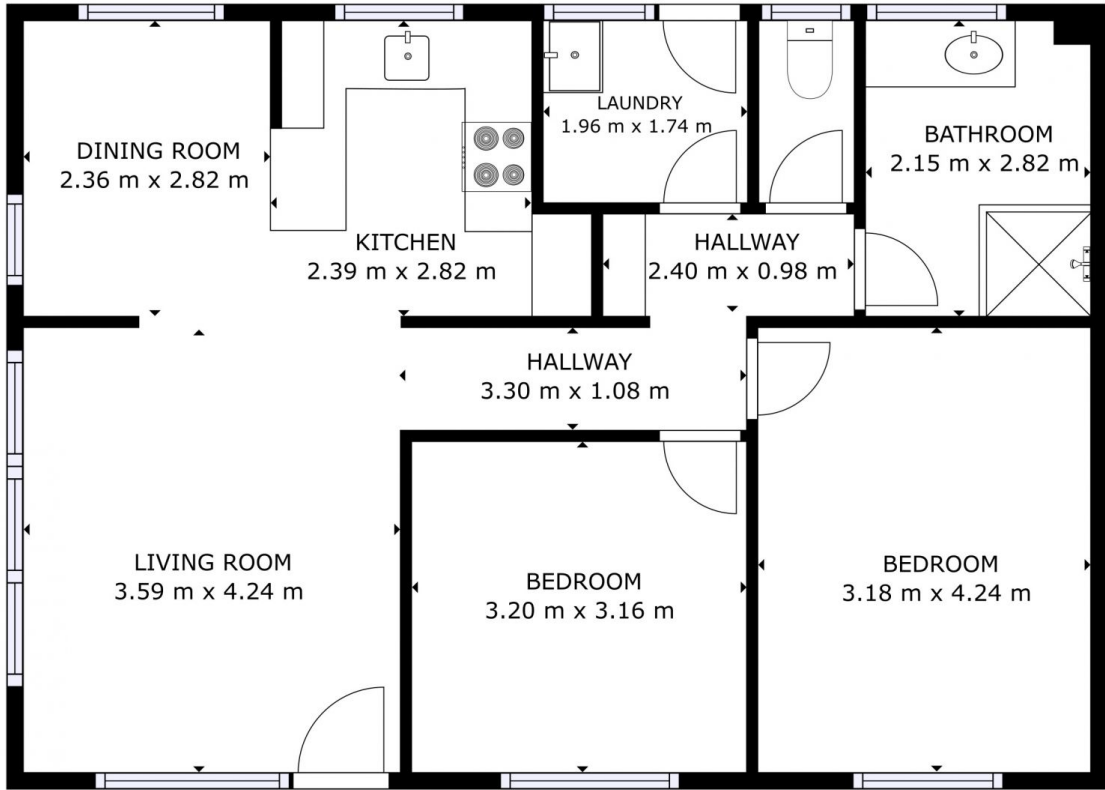
**Price** : \$ 424,000

**Land Size** : 69 sqm

**View** : <https://www.mitchellsrealty.com.au/property/1454-esplanade-torquay-qld/8051278>



**Scott & Katrina Mitchell**  
**0428 484 499**



GROSS INTERNAL AREA  
FLOOR 1: 72.83 m<sup>2</sup>  
TOTAL: 72.83 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

