



Outline is indicative only

LJ Hooker



## Torquay, Unit 3/436 Esplanade

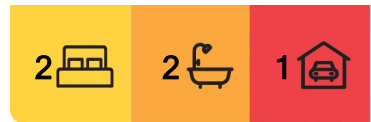
UNDER CONTRACT | Perfect Beachfront Investment

This 2-story unit in the 'SANDUNES' complex, is located opposite the iconic Torquay beach.

Ideal for a permanent resident, tenant, or could easily be converted to an Air BnB. The property is being sold fully furnished, providing a hassle-free income stream while doubling as your personal retreat whenever you need it. Units in 'SANDUNES' rarely come up for sale, with Unit 3 being held by the same owners for 28 years.

### Property Features:

- Esplanade location
- Two bedrooms with built-ins (both on top level)
- Two bathrooms (1 upstairs, 1 ground floor)
- Open plan, kitchen, dining, lounge
- Enclosed front courtyard for privacy
- Fully furnished ready to go



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/AT8HXD](http://ljhooker.com.au/AT8HXD)

**Contact**  
**Glenn Barsby**  
0418 985 663  
[glenn.barsby@ljhooker.com.au](mailto:glenn.barsby@ljhooker.com.au)



**LJ Hooker Fraser Coast**  
07 4191 3500

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Swimming Pool
- Low maintenance solid brick construction with tiled roof
- Low Body Corporate fees (approx. \$4,060 per annum)
- Unit Car Park at your doorstep

This lovely 2-bedroom unit is perfectly positioned on Esplanade opposite the delightful Torquay beach. Cafes, restaurants and boutiques are only metres from your doorstep.

For a resident it is the perfect sanctuary. As an investor, beach front units are very popular for Rental or Air BNB, so contact Hervey Bays favorite agent Glenn Barsby and discuss how this magnificent property could be yours 0418 985 663.

## More About this Property

<b>Property ID</b>	AT8HXD
<b>Property Type</b>	Unit

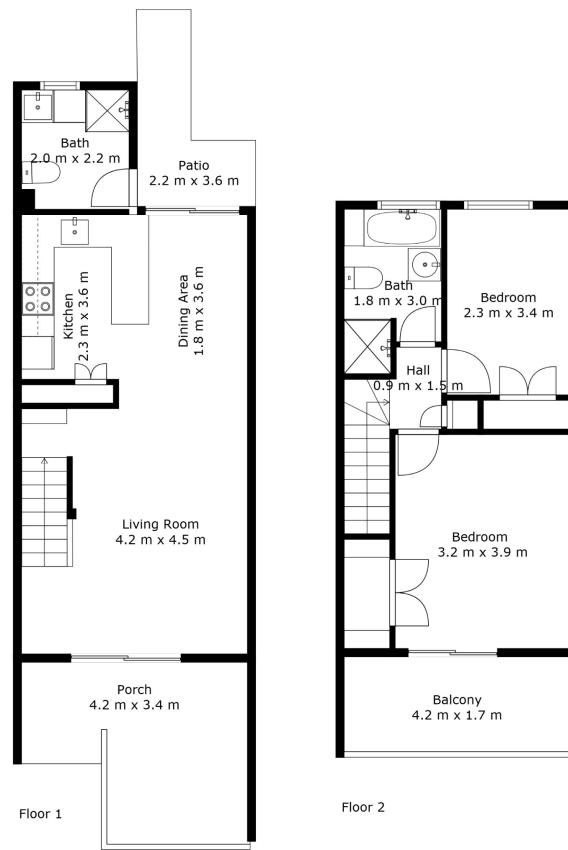
**Glenn Barsby 0418 985 663**  
Sales Consultant | [glenn.barsby@ljhooker.com.au](mailto:glenn.barsby@ljhooker.com.au)

**LJ Hooker Fraser Coast 07 4191 3500**  
331 Esplanade, SCARNESS QLD 4655  
[frasercoast.ljhooker.com.au](http://frasercoast.ljhooker.com.au) | [frasercoast@ljhooker.com.au](mailto:frasercoast@ljhooker.com.au)



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**3/436 Charlton Esplanade, Torquay**

THE FLOOR PLAN IS NOT TO SCALE, ALL FEATURES INCLUDED IN THIS 2D PLAN ARE FOR INSPIRATION PURPOSES ONLY.  
 THIS IS NOT AN EXACT REPLICIA OF THE PROPERTY OR THE POSITION OF EXTERIOR ELEMENTS. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES