



45 SANDS BOULEVARD

TORQUAY

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COASTAL LIVING MADE EASY - A LIFESTYLE OPPORTUNITY NOT TO BE MISSED

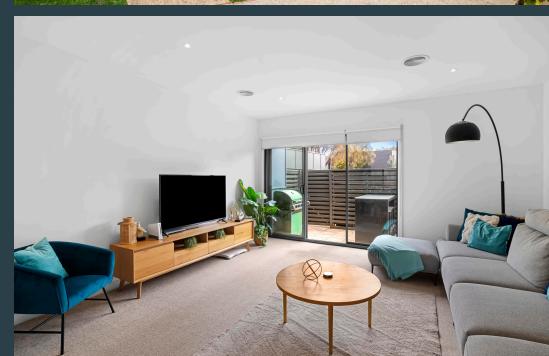
Ideally positioned to take full advantage of Torquay's coastal charm, this immaculate two-storey townhouse delivers a relaxed, low-maintenance lifestyle. A gentle stroll leads you to the sands of Whites Beach and The Sands Resort and golf course creating the perfect blend of leisure and convenience.

Step inside and discover a bright, welcoming ground floor where open-plan living, dining and kitchen spaces come together effortlessly. The contemporary kitchen is appointed with quality Smeg appliances and sleek stone surfaces, providing both style and everyday functionality. Glass sliding doors extend the living zone to a private, secure courtyard—an ideal setting for morning coffee, summer dinners, or simply soaking up the coastal air. A powder room and generous under-stair storage enhance the practicality of the lower level.

The upper level is dedicated to restful accommodation, featuring two generous bedrooms. The master suite is complemented by a walk-through robe and a beautifully finished en-suite with twin stone-topped vanities. The second bedroom enjoys easy access to its own bathroom and includes a built-in robe, making it ideal for guests or shared living.

Comfort is assured year-round with ducted heating and cooling, while additional features such as a European laundry, and parking for two cars add to the home's appeal.

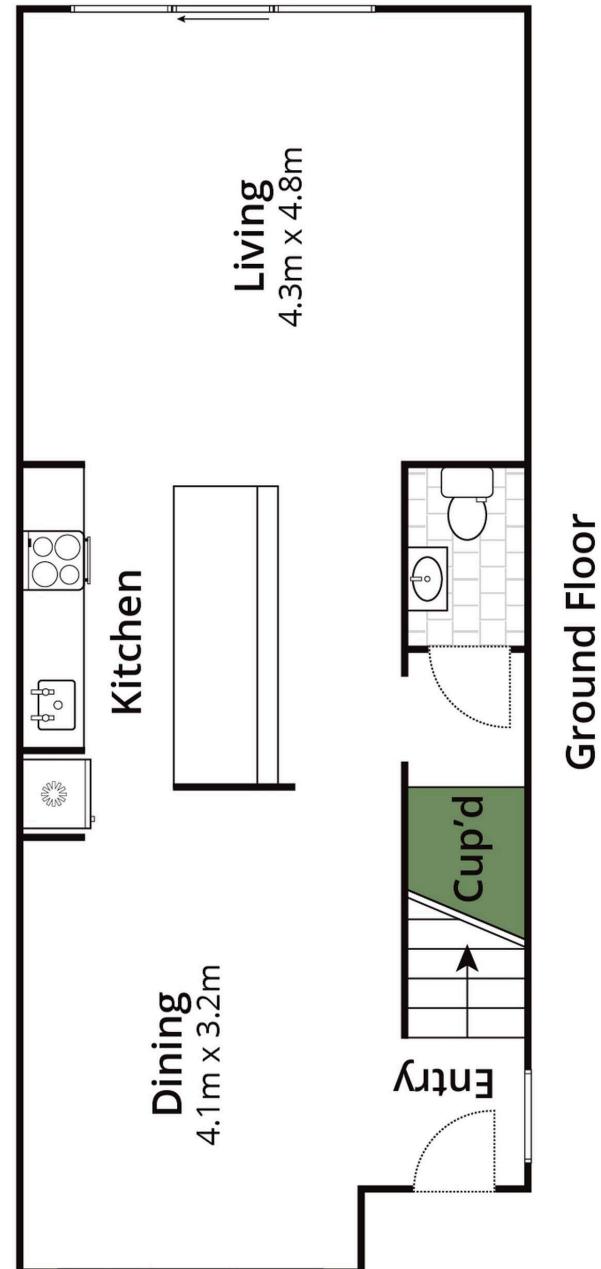
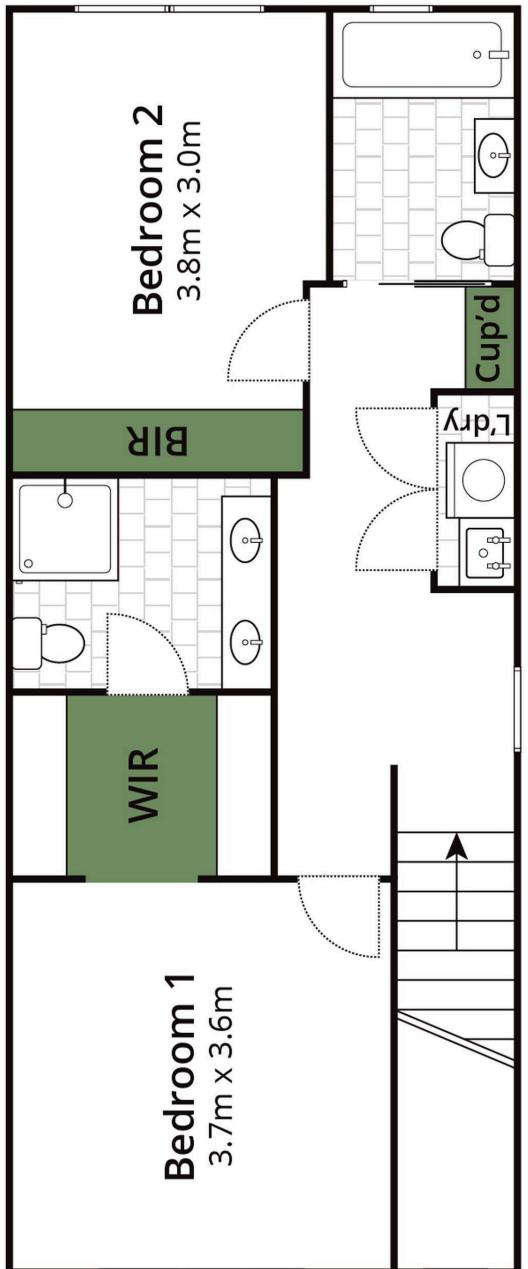
Whether you're seeking a smart investment, an easy-care coastal retreat, or an accessible entry into the Torquay market, this property offers outstanding versatility in a highly desirable location. Your Surf Coast lifestyle begins here—contact us today to arrange your inspection.



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Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.