

**25 Sands Boulevard, Torquay, Vic 3228**

**Sold House**

Wednesday, 20 September 2023



25 Sands Boulevard, Torquay, Vic 3228

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 620 m2**

**Type: House**



Lynne Hayden



Suzy Jones

0438438388

**\$1,680,000**

Architectural brilliance by Kennedy Nolan and craftsman built, this North facing home, sits nestled in its environment having been craftsman built from coastal materials to suit any family. An innovative and exciting split-level design, spacious open-plan living and clean modern lines are stand out trademarks. The indoor and outdoor living spaces combine seamlessly with garden and golf views over the 9th green. What YOU'LL LOVE:- 5.5 x 2.5m electric heated swim spa- Cosy wood fireplace plus central heating/cooling- 11m by 1.5m loft with drop down ladder - ideal for storage or the grandkids sleepovers- Split level to dining and main living room- Separate dedicated study with two man workstation - Separate 2nd living area with glass sliding doors on both sides - 2 x 2100 litre water tanks- Master bedroom with walk in robe and ensuite, disability adapted plus under tile floor heating- Abundance of smart storage- Secured gates with key alike entrance- Walking distance to the Sands Clubhouse and the beach Property features: SMEG appliances, hardwood timber floors, stone bench tops, inbuilt zoned speakers across the entire house to the value of \$22k, secure keyless entry/video intercom, ducted vac, square set ceilings What The VENDOR LOVES:"We love this house as it is full of natural light throughout the day and in all seasons. The decks give access to light and cool breezes in the warmer months and we spend a lot of time outside with multiple options, there is always a space to relax and enjoy."