

**303/468 Esplanade, Torquay, Qld 4655**

**exp** Australia

**Unit For Sale**

Tuesday, 7 May 2024

303/468 Esplanade, Torquay, Qld 4655

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 122 m2**

**Type: Unit**



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## Offers around \$650,000

This spacious and open apartment is located on the third floor of the 5\* luxury Grand Mercure on Torquay Esplanade. Boasting arguably the best location on the Hervey Bay foreshore, this impressive and well maintained resort is across the road from the renowned Shelly Beach, famous for its golden sands and safe swimming conditions. With some of the best restaurants and cafes within walking distance this is truly an enviable location. Built in 2007, Allegra has truly stood the test of time and still presents as a modern and contemporary option for those wanting to holiday or live in the highest of quality properties. Carrera Marble and other stone surfaces are evident throughout and the tapware and appliances are all of a high standard. Featuring two bedrooms, this apartment sets itself apart from the rest as it has a dedicated study area with built in desk and storage. The family bathroom has a bath and built in laundry while the Master Bedroom boasts a sitting area, an ensuite and large walk in robe. The living and kitchen area flow out to the balcony and have ample space for dining and seating. Outside the balcony is a decent size and features powder coated steel shutters for protection from the wind and rain should you need. Partial sea views show you just how close to the ocean you are and encourage you to sit and relax or take a stroll down to the beach!!\* 5\* resort with stunning pool, gym and sauna\* Extremely well managed resort offering excellent income\* Secure parking and caged storage\* Reverse cycle ducted air conditioning\* The property can be sold fully furnished to allow continued letting income \* Perfect for owner occupiers too. The current owners are only selling due to their personal circumstances and have enjoyed holidaying in and owning this apartment since it was built. Rarely do you get an opportunity to work with a motivated seller like this and we encourage you not to miss this chance to own a property in Hervey Bay's premier apartment building. Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.