

**2/72 The Esplanade, Sunderland Bay, VIC, 3922**



**House For Sale**

Thursday, 28 November 2024

2/72 The Esplanade, Sunderland Bay, VIC, 3922

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Amber Formosa



Alex Hale

## **A rare opportunity!**

This contemporary townhouse offers the perfect blend of modern design and seaside living, just steps from the beach. Situated across the road from Sunderland Bay and a short walk along the boardwalk to Surfies Point at Surf Beach, it's a serene coastal retreat with spectacular ocean views. From the main living area and master bedroom, you'll enjoy breathtaking views of the iconic coast, including Cape Woolamai and Pyramid Rock.

The upper level is designed for open-plan living, with a spacious kitchen, dining, and lounge area that's flooded with natural light thanks to clerestory windows and high ceilings. A north-facing deck is ideal for enjoying morning sun, while a large front balcony offers stunning ocean views, perfect for entertaining. In the cooler months, the gas-log fire and polished timber floors add a cozy and inviting atmosphere.

The kitchen is a chef's dream, featuring a 900mm stainless steel gas cooktop, electric oven, dishwasher, and sleek stone benchtops. The master suite on this level boasts a walk-in robe and an ensuite, with a convenient powder room nearby for guests.

On the lower level, there's a second living area, two additional bedrooms, a family bathroom, and a laundry. The private outdoor courtyard offers low-maintenance landscaped gardens, beautifully illuminated with feature lighting, creating a peaceful and inviting atmosphere. An undercover entertaining area and outdoor shower add to the appeal, perfect for rinsing off after a day at the beach. There's also a lock-up garage with internal access.

Beyond the property, you can truly immerse yourself in nature. A few steps down the driveway lets you soak up sensational sunsets and experience the abundant local wildlife, including whales off the coast and wallabies grazing nearby. A path across the road leads directly to the beach and the beautiful rock pools of Sunderland Bay. This connection to nature makes the home not just a place to live, but a true retreat.

Other highlights of this property include split-system heating and cooling, nobo heaters, ceiling fans, double-glazed windows, solar panels, and security cameras, ensuring comfort and peace of mind. Currently, the home operates as a successful AirBnb, providing strong rental income, but it could also make for a fantastic permanent residence where you can truly embrace the seaside lifestyle.

Whether you're looking for a high-return holiday rental or a luxurious permanent seaside sanctuary, this townhouse presents an unrivalled opportunity to embrace the ultimate coastal lifestyle.

Photo ID required at all Open For Inspections

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