



12 Gardiner Avenue LORNE, VIC



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## AN EXPANSIVE SECLUDED RESIDENCE

The home is positioned on a 1547sqm allotment with well landscaped and established gardens. The entire northern boundary abuts towering blue gums and the Erskine River is directly below.

A Victorian styled residence featuring 4 bedrooms, spacious living zones, huge dining area, five bathrooms and a self contained residence underneath the house, ideal for a home office or short term rental.

Filtered ocean views are enjoyed throughout the property and the picturesque rapids below create a lovely peaceful ambience.

Euro S/S appliances, blackbutt timber flooring and caesar stone benches set the standard throughout. Three large living zones provide brilliant separation for guests staying or for larger families.

Decking and an undercover veranda provide a functional outdoor living experience whilst hydronic heating, wood fire and a split system provide comfort when indoors.

**Price:**

\$1,525,000 - \$1,625,000

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While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.