



13 Smithers Street LORNE, VIC

 3  2  4

## A REAL CHARMER IN A GREAT LOCATION

Attractive and charming timber home in a quiet peaceful location only two streets from the beach.

Open plan kitchen/ living/dining, 3 bedrooms, 2 bathrooms plus study across 2 levels.

Set in an established landscaped allotment of approx 690 sqm with plenty of sunshine and dual street frontage.

Recent renovation includes painting, polished timber boards, landscaping and deck rejuvenation. The property is immaculately presented.

Other features include wood fire heating, split system heating/cooling and ample storage.

Studio and garage set back from the house with rear access via Sabine Street.

The feeling is seaside relaxation perfectly matched to the environment.

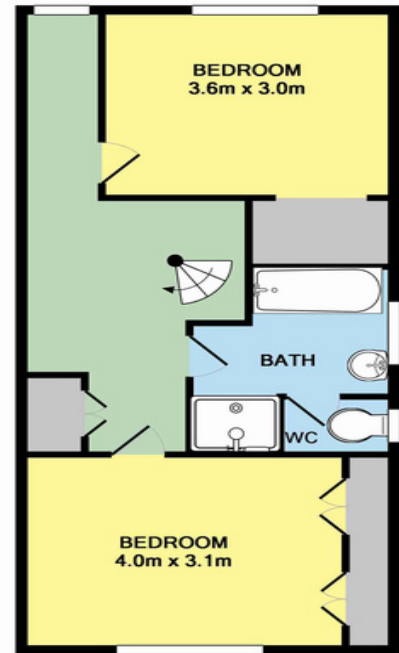
**Price:** \$750,000

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GROUND FLOOR



1ST FLOOR

Whilst 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 mis-statement. 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.  
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