



45 Charles Street Lorne, VIC



4



2



2

## "MONGHYR" A CHARLES STREET CHARMER

A quintessential much loved Lorne beach house in the form of a double storey weatherboard residence. Comprising 2 bedrooms, 1 bathroom upstairs and a large open plan kitchen dining lounge area taking in one of the best views from this highly sought locale. Downstairs is a fully self-contained 2 bedroom unit, ideal to park the teenagers or extended family. Opportunity to utilise the large land parcel of 1150 sqm (Approx.), renovate/extend the existing family home or make your mark and build a premium residence that captures one of Lorne's biggest water and coastal views.

**Price:** \$1,300,000

**Tyrone Provan**  
0405 124 799

**Michael Coutts**  
0438 356 624



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 45 Charles Street, Lorne