



12 Gardiner Avenue Lorne, VIC



## A SPRAWLING 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 5 bedrooms, plus study, spacious living zones, huge dining area, five bathrooms and a self contained residence underneath the house, ideal for a permanent or short term rental.

Panoramic 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:** \$1,800,000

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

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