



10A Deans Marsh Road Lorne, VIC

## ONE OF LORNE'S LAST PRIME LAND OPPORTUNITIES

Ideally located vacant land opportunity comprising of approx. 550 sqm (Lot 3 of the subdivision), the allotment has been created as the elevated site of the three lots, with all-weather access via a reinforced concrete crossover from the Deans Marsh Road.

The property abuts existing fully developed allotments on two sides, Crown land on the third side and a substantial road frontage along Deans Marsh Road on the fourth side. The Crown land provides a direct pedestrian access to the Ocean Road and Swing Bridge.

The property is offered for sale with a Surf Coast Shire Approved Planning Permit for the construction of a four-bedroom, two storey dwelling. Chord Studio Architect's brief was to design a building which optimises the site for the potential site coverage, building height, available vistas of Louttit Bay and provide substantial outdoor living space. They have achieved this with a building that has a roof line that follows the natural contour of the land and blends into the surrounding landscape, also including a large deck that integr

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