



119 Smith Street Lorne, VIC



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PREMIER LOCATION AT LORNE'S MOST SOUGHT AFTER ADDR...

Extremely rare and highly sought after block in Lorne's premier location. World class surfing and beach destination on a private and exclusive 1,278 sqm (approx.) block with expansive and spectacular ocean views. A golden opportunity to acquire a blue chip property in a world class location. First time offered for sale in 70 years.

Price: \$3,500,000

The north facing sheltered location sits beneath the towering blue gums of the "Dress Circle" within walking distance to all that is Lorne. Enjoy on foot our famous main beach, a swim between the flags, multiple award winning restaurants, both local hotels, the Lorne Angling and Aquatic Club plus a whole lot more. The cinema, Lorne Sea Baths and the town's plentiful range of independent shops and cafes all within strolling distance.

The quintessential Australian Mid-Century beach house awaits your immediate enjoyment while providing a future canvas for what could be Lorne's finest. The two pavilion, 4 bedroom design promotes great flexibility for family and guests. The "old Lorne" charm is magnified by the copper open fire place, hardwood window frames and weather protected north facing clear viewing decks.

Further opportunity is enhanced by the unique gently sloping, perfectly orientated allotment just over 32m (100 feet) frontage to Smith Street and 40m (130 feet) to Albert Street with driveway access from both streets. The expansive Smith Street road reserve provides a superb layer of privacy to the elevated site that sits proudly above the mid point of Lorne's Golden Mile precinct.

Ian Stewart

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Approx House Area 149m²
Approx Land Area 1272m²

Whilst bwr.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.



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