



18 Smithers Street Lorne, VIC



## MODERN COASTAL CONVENIENCE

Immaculate and ideally positioned in a quiet part of north Lorne. Taking in a sunny north-east facing orientation and boasting majestic blue water ocean views.

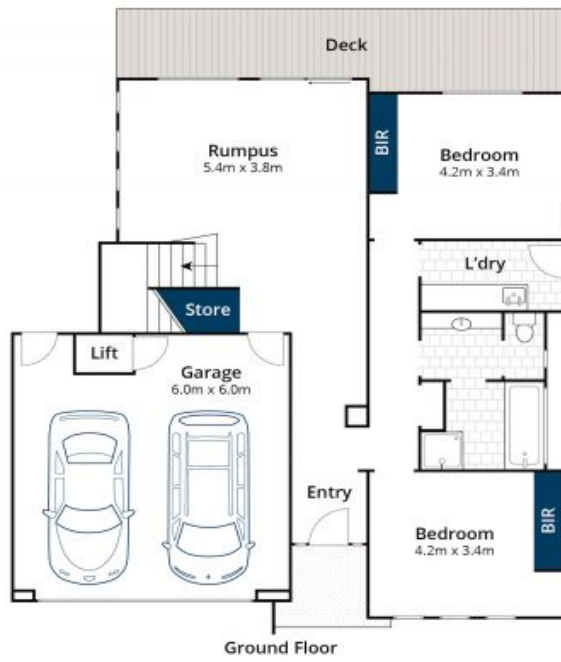
Designed for easy modern living with internal private lift servicing both lower and upper levels, the lower level comprises of 2 well sized bedrooms with plenty of natural light, BIR's all serviced by central bathroom. A multi/second living zone is also featured on the lower level providing space and options for the larger family, this level opens to outdoor deck space and fenced garden area.

As you enter the upper level you are drawn to the expansive use of glass, drawing in plenty of natural light and a panoramic ocean vista. Open plan and functional kitchen, flowing to dining and living space with wood fire and reverse cycling heating/cooling, opening to front and rear decks making the most of the sunny orientation for all day and year round outdoor entertainment. Expansive parents retreat with modern ensuite complimented by west orientation to enjoy afternoon sunlight.

**Price:** \$1,800,000

**Karen Stribling**  
0439 650 838

**Ian Stewart**  
0418 522 571



Approx House Area 220m<sup>2</sup>

Whilst [bwr.com.au](http://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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