

46 Charles Street Lorne, VIC



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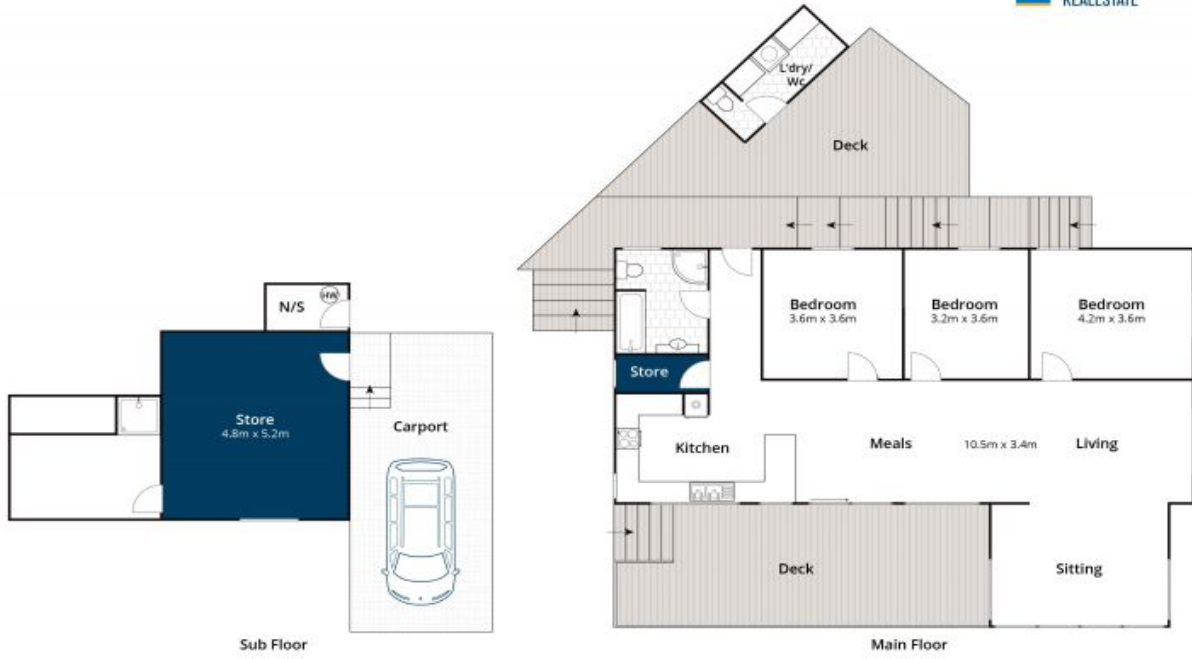
## CHARLES STREET CHARMER

A much loved Lorne beach house which boasts a warm and inviting ambience. Comprising 3 bedrooms, 1 bathroom and a large open plan kitchen dining lounge area taking in beautiful tree-framed coastline and beach views from this highly sought locale. Downstairs is a large storage area screaming out for a conversion to a studio / bunk room ideal to park the teenagers or extended family. Opportunity to utilise the large land parcel of 1080 sqm (approx), renovate/extend the existing family home or make your mark and build a premium residence that captures one of Lorne's most sought-after orientations. Secure this great beach house and be in for Summer!

**Price:** \$2,400,000

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Approx House Area 165m<sup>2</sup>

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