

# 45 Richardson Boulevard, Lorne, Vic 3232

## Sold House

Tuesday, 23 January 2024

45 Richardson Boulevard, Lorne, Vic 3232

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1384 m2

Type: House



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## Contact agent

The appeal of this beautifully presented property slowly reveals itself upon inspection and the appeal just grows and grows as you inspect. The property consists of two residences set on a substantial 1384sqm (app) allotment that adjoins crown land. A substantial 3BR coastal home that enjoys natural beauty both inside and out, plus the second 1BR dwelling, "The Chapel" provides an excellent rental income developed over many years as well as overflow for the main residence. The architectural qualities of both dwellings have great appeal and provide an experience that is completely opposite to the urban experience which is exactly what you want in a coastal retreat. The ability to use the residence as your personal family space and rent 'The Chapel' to provide cash flow is a brilliant feature. 'The Chapel' is quite separate from the residence and was designed by renowned coastal architect David Seeley as one of his early appointments. It is simply a beautiful space. The location offers a hidden sanctuary on the edges of a native gully and walking distance of approx 1km from the centre of Lorne. Overall the property has enormous appeal, as a very special coastal home with clever architectural qualities and design elements. The three bedrooms and multiple living areas of the residence are spread over three levels allowing everyone the opportunity to find their space. The indoors and outdoors merge through well placed and varying sized glazing throughout both buildings providing wonderful views of the surrounding bush and ocean.