

4 GRIFFIN STREET, MEENIYAN, VIC, 3956

Christie Nelson @realty



**SOLD**

## THE CHARM OF MEENIYAN ON A GENEROUS 1656M<sup>2</sup> BLOCK.

Welcome to a special piece of Meeniyán. This three-bedroom, two-bathroom North-facing home is nestled on a spacious 1656 sqm block and enjoys a peaceful setting overlooking views of rolling Gippsland Hills.

This property is superbly located within the Primary and Pre-School precinct, as well as the vibrant cafes, restaurants, galleries and Great Southern Rail Trail that make Meeniyán such a go-to town.

Take a step inside this charming home and be delighted by the light-filled interiors that are accentuated by high ceilings, large windows and garden views. This family home has been lovingly cared for and provides an idyllic place to come home to.

The heart of the home is the open-plan kitchen, living and dining area, framed by picture windows and featuring a split-system air-conditioner for year-round comfort. The kitchen is equipped with an electric wall oven and gas cook top, dishwasher and enough space to host family and friends.

Each of the bedrooms are well-sized, (for queen sized beds) and feature built-in robes, while the master bedroom also includes a private ensuite. The main bathroom is generous in size and has a separate bath and shower, ideal for young families.

Outside, you will find an inviting and expansive, covered outdoor entertainment area, perfect for hosting family and friends in the warmer months. This alfresco area overlooks a large grassed yard with a combination of roses, fruit and deciduous trees, which is large enough to fit a pool or a shed and provide a blank canvas for the avid gardener who might like to create their ideal vegetable patch.

Other features include a single lock-up garage with internal access and a remote roller door.

If you're searching for a peaceful place to call home, look no further than this beautiful property in Meeniyán. Surrounded by a combination of great facilities, rolling hills, a thriving town full of creatives, community spirit and sportsmanship plus the lush greenery and fresh country air.

Contact Christie for a viewing on 0407 812 904

So why Meeniyán? So many reasons.

- 20-25 minutes to amazing beaches
- The Great Southern Rail Trail
- Community spirit and events such as the Garlic Festival, cafe and art scene, restaurants,

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$650,000

**OPEN FOR INSPECTION:**  
N/A



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4 Griffin Street, Meeniyah 3956

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.