

## 3 HEWETT STREET MEENIYAN



# FOR SALE

### MODERN ELEGANCE ON 4.5 ACRES.

Welcome to your dream lifestyle home in the picturesque town of Meeniyen. This stunning small-acreage property is the perfect blend of modern luxury and peaceful countryside living. Only two years young, with 3 bedrooms, 2 bathrooms and a dream 20 x 9m shed plus double garage, this property offers the ideal balance of space and comfort for you and your loved ones.

As you enter the property via a tree-lined driveway, you will be greeted by 4.5 acres of lush green land, fully fenced for your pets and livestock. The possibilities are endless with this sprawling land, from creating your own garden oasis to keeping some cows, alpacas or horses.

Step inside to appreciate this magnificent property and be blown away by the exquisite interior. The open floor plan seamlessly connects the living, dining, and kitchen areas, making it the perfect space for family bonding and entertaining guests. The built-in dishwasher and butler's pantry add a touch of convenience to your daily routine, making chores and storage a breeze. The kitchen overlooks the rural views and features 900ml oven, stone bench tops, sleek, modern fridge and sliding doors to the outdoor areas. The outdoor entertainment areas are perfect for hosting family gatherings and BBQs, while the sheds provide ample storage space for all your tools and equipment.

The 3 bedrooms are spacious and filled with natural light and the master bedroom comes complete with an ensuite with O/S shower, offering a private sanctuary for you to relax and unwind after a long day. All bedrooms come with built-in wardrobes, providing ample storage space for your belongings.

For those chilly winter nights, you can cosy up in front of the stylish fireplace, which creates a warm and inviting ambiance throughout the home. For those hot summer days, the reverse cycle air-conditioner will keep you cool and comfortable or simply, open the home up for natural airflow.

But that's not all, this property also boasts eco-friendly features such as 3 x 22,500 litre water tanks and septic system, making it sustainable and environmentally conscious. You can truly live in harmony with nature while enjoying all the modern comforts this property has to offer. The surrounds have had high quality landscaping features completed for long-term ease of maintenance, are aesthetically pleasing and provide a choice of spaces to sit and enjoy the spoils of country life.

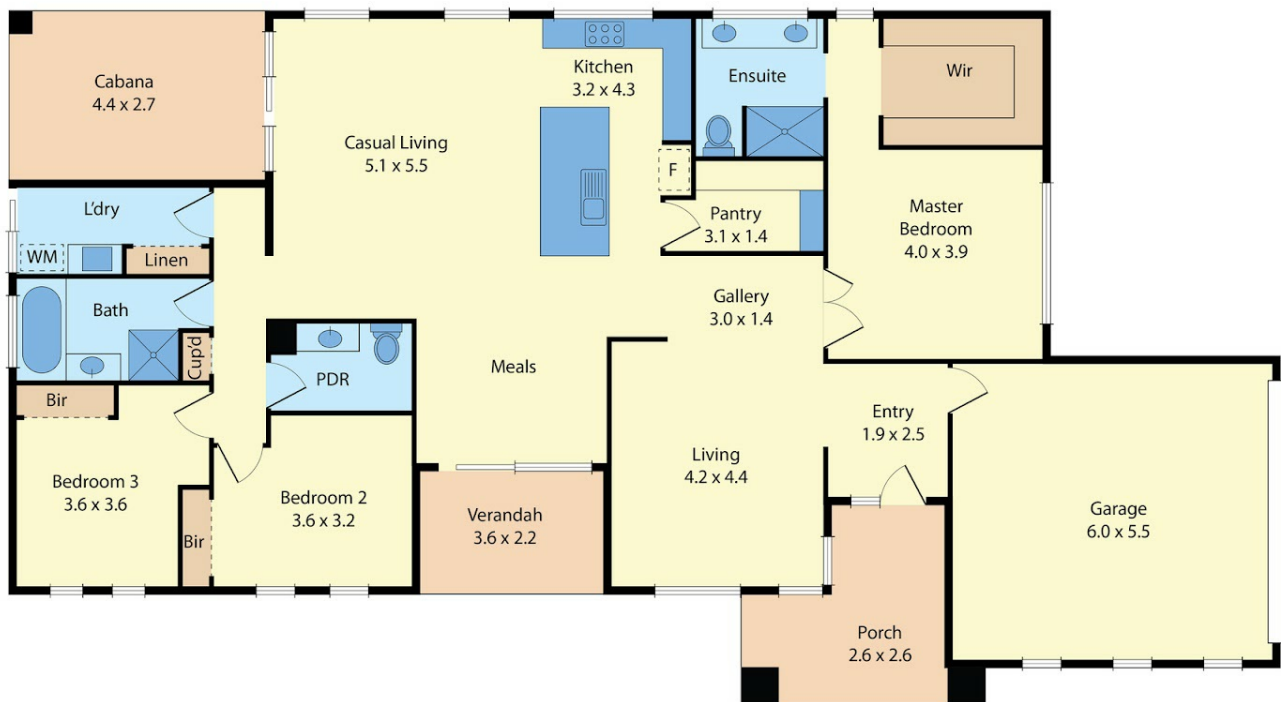
**3 BED | 2 BATH | 6 CAR**

**PRICE:**  
**\$1,290,000**

**OPEN FOR INSPECTION:**  
**N/A**



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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.