



# FOR SALE

## COASTAL COMFORT MEETS CONTEMPORARY DESIGN IN MERIDIAN PLAINS

4 BED | 3 BATH | 3 CAR

45 Ruby Crescent, Meridan Plains, QLD, 4551

This modern family home, built by Metricon in 2016, offers the perfect blend of comfort and practicality in the heart of Meridan Plains.

Step inside and be greeted by wide hallways, beautiful timber flooring, and the functionality of this gorgeous entertainer's delight. The home features four generous bedrooms, all with built-in robes, ceiling fans, and ducted air conditioning. The main bedroom is a retreat of its own, boasting a walk-in wardrobe, ensuite with his and hers shower heads and vanity basins, with the added bonus of direct access to the large rear deck—ideal for peaceful mornings or private relaxation.

The kitchen, complete with a walk-in pantry, gas cooktop, island bench, and breakfast bar, is the heart of the home, seamlessly connecting to the dining and family areas. Sliding doors open out to a sprawling entertaining deck, perfect for gatherings or quiet evenings around the backyard fire pit.

Practicality meets style with a separate media room, plus a Multi-Purpose Room ideal for the kids or a home office, and ducted air conditioning throughout.

The home also includes energy-efficient features such as a 5kW solar system and gas hot water, ensuring lower utility bills. Meridan Plains boasts both Meridan College and Pacific Lutheran College, Parkland shopping centre and Tavern, great parks, and is only a short drive to Caloundra's stunning

### PRICE:

Offers over \$1,100,000

### OPEN FOR INSPECTION:

N/A

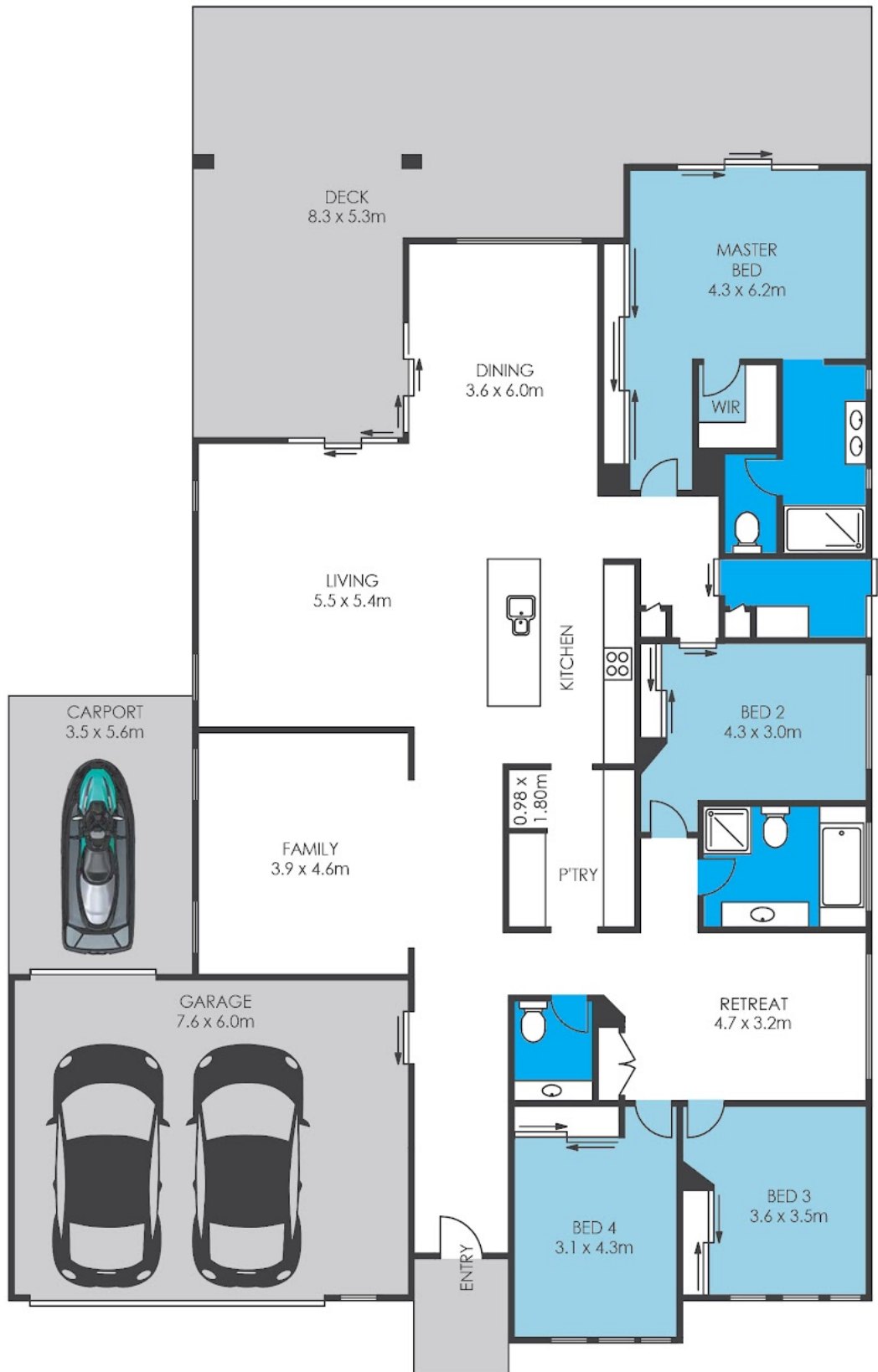


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