

# 13 Morgans Road, Meeniyan, Vic 3956



## Acreage For Sale

Tuesday, 30 April 2024

13 Morgans Road, Meeniyan, Vic 3956

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: Acreage



Michael Hanily  
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Ray White Leongatha Sales Team  
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**\$1,250,000**

Beautifully presented 3 bedroom homestead set on 4.2 acres, on the edge of the popular township of Meeniyan. Surrounded by farmland and opposite the South Gippsland Rail Trail, this property has a unique aspect of feeling like you have no neighbours, while being only a 2 minute drive to shops and schools. Inside is as neat as a pin with as new floor coverings, window furnishings & freshly painted only 2 years ago. The Tasmanian Oak kitchen has electric cooking, dishwasher and a large dining space. The living area overlooks the stunning parkland gardens with magnificent established English trees. Other features include:

- Master bedroom with large WIR & ensuite
- 2 remaining bedrooms, both with built in robes
- Solid fuel heating and new 7.1kW reverse cycle air conditioning
- Huge covered outdoor area
- Large paddock for a horse with a dam
- 9m X 6m lock up shed
- Town & tank water
- Orchid and bird aviaries
- Home office/ bungalow
- 4.5kW solar panels

In a sought after location, this property offers the best of both worlds - space, privacy and close proximity to cafes and shops. A must see for anyone wanting small acreage or a lifestyle change. To arrange your private inspection, contact Mick Hanily 0417 311 756.