

2 ROYSTON STREET, Meeniyam, Vic 3956



Sold House

Wednesday, 23 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 707 m²

Type: House



David Tree

\$580,000

That's right. 100 steps places you at the entrance of the Great Southern Rail trail in Meeniyan. How fortunate it is for this family home to have easy access to such an awesome recreational retreat that's literally right outside your front door. A large carport shelters the front door providing you with all weather access to the home. An entrance foyer with polished Hardwood floors flow into the lounge and dining room. Northern sun light keeps this living area light and bright all year round with a reverse cycle for all year round comfort control. Your kitchen comes complete with antique white cabinetry doors and draws, Laminex bench top, dishwasher, and large pantry with lino underfoot in the heavy traffic areas. The kitchen meals area offers plenty of room to move around the table with room for a couch as well. For that all important indoor outdoor connection a glass sliding door leads out onto a private all weather deck area. In 2021 a new shower, toilet and vanity were installed into the master suite. This room also captures plenty of natural light and comes complete with its own reverse cycle and ceiling fan. The remaining 2 bedrooms have carpet and built in wardrobes with bedroom no 4 displaying more of the beautiful polished floorboards. The bathroom is central to the home's interior with separate bath and shower. The rear yard is completely secure with the remainder of the property being near level. So, getting about is real easy. Full concrete drive with gardens being simple and easy to maintain. The home is in all round great condition and sits on concrete stumps and would ideally suit a young couple wanting to get off the rent roll and into their own home. This is a really "great 4-bedroom 2-bathroom family home" that's puts you within easy walking distance to Meeniyan's spunky and vibrant CBD and course not forgetting the Rial Trail right out front. Meeniyan is located approximately 135km south-east of Melbourne and like many other towns in our region it is surrounded by the pristine Strzelecki Ranges. The slogan for Meeniyan is " The Turning Point" because it is the gateway to the wilderness that is Wilsons Promontory National Park. Meeniyan has a reputation as the music capital of South Gippsland and attracts not only local artists but other artist far afield. Meeniyan really turns it on with their famous "Garlic Festival" A family friendly town is only half the story. Find out more on Meeniyan by visiting <https://visitsouthgippsland.com.au/place/meeniyan/>