

**27 Wallace Street, Meredith, Vic 3333**



**House For Sale**

Friday, 5 April 2024

27 Wallace Street, Meredith, Vic 3333

**Bedrooms: 3**

**Bathrooms: 1**

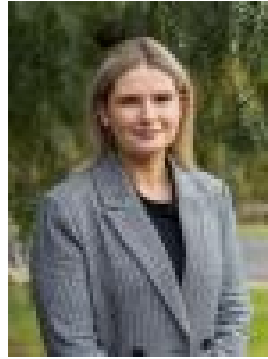
**Parkings: 6**

**Area: 4059 m2**

**Type: House**



Seka Powell  
0409235245



Demi Lynch  
0499550114

**\$795,000**

Situated in the charming Golden Plains' town of Meredith, conveniently located just 30 minutes from Ballarat and Geelong, and a mere 15 minutes from Bannockburn, this delightful property offers an ideal blend of rural tranquillity and modern convenience. Set on a generous one-acre land parcel, this property boasts a range of amenities and services just a stone's throw away, including a general store, service station, a primary school, kindergarten and two pubs. The centrepiece of the sprawling property is a charming private home surrounded by beautifully landscaped gardens, an enclosed partially paved entertainment area, and a spacious dog enclosure. The residence itself exudes the timeless charm of yesteryear while offering all the modern comforts one could desire. Upon entering, you are greeted by a cosy front lounge featuring a woodfire, ceiling fan, timber feature wall, and a lovely lead light window. The large main bedroom, complete with a ceiling fan and plush carpeting, offers a tranquil retreat. Adjacent is the second bedroom, featuring a built-in robe and central open shelving. The heart of the home lies in the well-appointed kitchen, which boasts a 900mm stainless steel fully electric stove, dishwasher, timber benches and ample pantry space. This area seamlessly flows into the family dining and living space, complete with practical floating floors, a ceiling fan, split-system, and French doors leading out to the courtyard. Additional highlights include a spacious storage room that could easily be converted into a home office or playroom, 3.5kW solar, garden sheds, and new Colorbond fencing enclosing the backyard. A large shed is just perfect for the home-tradie or hobbyist while a container to the back of the property offers flexible space for storage or to fit out as you need. Additionally, there is a double carport. One of the property's most enchanting features is its beautiful rotunda, offering a striking space to entertain with, or simply to sit serenely and enjoy the peaceful surroundings. With town water supply supplemented by ample tank water for gardening or livestock, this property offers both convenience and self-sufficiency. Whether you're seeking a change of pace or a tranquil rural retreat with all the comforts of modern living, this property is sure to exceed your expectations. Don't miss your chance to make this idyllic and spacious country retreat your own!