

**35 Wallace Street, Meredith, Vic 3333**

**ANDREWS&CO**

**House For Sale**

Tuesday, 11 June 2024

35 Wallace Street, Meredith, Vic 3333

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 4044 m2**

**Type: House**



Michael Stevenson  
0419153507



Brett Sager  
0417567643

**\$560,000 - \$580,000**

Discover this unique residential gem in the heart of Meredith, set on an impressive 4,044m<sup>2</sup> corner block. This original miner's cottage offers a rare blend of historic charm and serene seclusion, providing a perfect retreat for those seeking privacy and tranquility. The cottage features three cozy bedrooms, each exuding unique character, making it ideal for family living or accommodating guests. The main living area is a warm and inviting space, complete with a charming fireplace for cozy winter evenings and a reverse cycle split system to ensure comfort in all seasons. The bathroom and laundry are functional and practical, catering to all your essential needs. Outside, the property boasts an array of established trees, creating a serene and private oasis shielded from the road. The outdoor amenities include an outdoor toilet and a quaint sitting area, perfect for relaxing or entertaining. Two separate rooms provide ample storage space or can be used as mudrooms, catering to your organizational needs. Two separate sheds with concrete floors offer additional storage or workshop space, perfect for hobbies or home projects. The yard surrounding the house is secure, making it ideal for families with children or pets. Enjoy the convenience of being within walking distance to all amenities in Meredith, including shops, cafes, and local services. Positioned for easy commuting, the property is just a 30-minute drive to both Geelong and Ballarat via the Midland Highway, offering the best of rural living with city accessibility. Embrace the opportunity to own this distinctive home that combines historic allure with a peaceful, private environment. Whether you're looking for a permanent residence or a weekend retreat, this property promises a lifestyle of relaxation and charm.