

4 Griffin Street, Meeniyan, Vic 3956

House For Sale

Thursday, 7 December 2023



4 Griffin Street, Meeniyan, Vic 3956

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1668 m2

Type: House



Christie Nelson

\$750,000

Welcome to a special piece of Meeniyán. This three-bedroom, two-bathroom North-facing home is nestled on a spacious 1668 sqm block and enjoys a peaceful setting overlooking views of rolling Gippsland Hills. With only one main neighbouring home, this property is superbly located within the Primary and Pre-School precinct, as well as the vibrant cafes, restaurants, galleries and Great Southern Rail Trail that make Meeniyán such a go-to town. Take a step inside this charming home and be delighted by the light-filled interiors that are accentuated by high ceilings, large windows and garden views. This family home has been lovingly cared for and provides an idyllic place to come home to. The heart of the home is the open-plan kitchen, living and dining area, framed by picture windows and featuring a split-system air-conditioner for year-round comfort. The kitchen is equipped with an electric wall oven and gas cook top, dishwasher and enough space to host family and friends. Each of the bedrooms are well-sized, (for queen sized beds) and feature built-in robes, while the master bedroom also includes a private ensuite. The main bathroom is generous in size and has a separate bath and shower, ideal for young families. Outside, you will find an inviting and expansive, covered outdoor entertainment area, perfect for hosting family and friends in the warmer months. This alfresco area overlooks a large grassed yard with a combination of roses, fruit and deciduous trees, which is large enough to fit a pool or a shed and provide a blank canvas for the avid gardener who might like to create their ideal vegetable patch. Other features include a single lock-up garage with internal access and a remote roller door. If you're searching for a peaceful place to call home, look no further than this beautiful property in Meeniyán. Surrounded by a combination of great facilities, rolling hills, a thriving town full of creatives, community spirit and sportsmanship plus the lush greenery and fresh country air. Contact Christie for a viewing on 0407 812 904. So why Meeniyán? So many reasons. -20-25 minutes to amazing beaches-The Great Southern Rail Trail-Community spirit and events such as the Garlic Festival, cafe and art scene, restaurants, Community Garden and the Meeniyán Bicentennial Bush walk.-Meeniyán Town Hall (as featured on ABC as the best suburban and regional hall in Victoria) hosts Lyrebird music events which attract big-name local and international acts on a regular basis.-Gateway to Wilsons Promontory, Fish Creek, Foster and lots of beautiful wineries and eateries.-Strong sporting clubs, recreation reserve, golf course, skate park, Go Karts, nearby Stony Creek Racecourse plus the commended -Tarwin Valley Primary School and Kinder and the Koonwarra Village School close by.-The preeminent Meeniyán Art Gallery a great community initiative. Explore the area via the links below, or come for a weekend in the area and stay for the lifestyle. <https://www.meeniyán.org.au/><https://www.visitgippsland.com.au/destinations/south-gippsland/meeniyánhttps://www.youtube.com/watch?v=Lb0teVnhhII>