

56 Martins Road, Meeniyam, Vic 3956

Acreage For Sale

Tuesday, 5 March 2024



56 Martins Road, Meeniyam, Vic 3956

Bedrooms: 6

Bathrooms: 6

Parkings: 2

Area: 1 m2

Type: Acreage



Dean Jones

\$2m

Ever dreamt of owning your own luxury accommodation business on a country estate? Set in the lush, rolling green hills of Meeniyan, this majestic country estate boasts insurmountable leisure, a successful business opportunity, and a high-end tree-change lifestyle. "Campania of Meeniyan" (fertile countryside in Italian) balances affluent Italian design with modern conveniences to offer high-end, five-star lifestyle accommodation. There are four self-contained apartments and a spacious, two-bedroom main home that accommodate guests from all over the world who wish to relax, reflect, and experience South Gippsland's culinary delights. The building itself has been designed to allow for a conversion into a single residence should you want to have this fabulous property all to yourself! It is a peaceful countryside setting with luxurious rooms and decor near Meeniyan township that provides high quality country accommodation in Campania. Featuring a first-class fit-out with contemporary aesthetic, the four apartments provide all the modern conveniences of inner-city residences, such as smart TVs, Netflix, and top-of-the-line bedding. Comfortability on a large scale is achieved, while each apartment still retains the feeling of a country estate with wildlife at its doorstep and peaceful views of the countryside. A stunning design to maximize potential and facilitate a lifestyle of ease, the estate's main house "Campania Casa" is ideal as a second residence that can be rented out when you're not here, or as a full-time luxury accommodation business. The spacious two bedroom, two bathroom layout of "Campania Casa" surrounds the garden and entertaining decks to create a focal point of absolute bliss from every angle. Featuring a flexible, open-plan living space, high-end appointments and the option of converting the library into a third bedroom. Relax and unwind with friends or family in the resort-style solar heated, in-ground pool surrounded by fully-equipped BBQ alfresco decking, outdoor dining areas, and sprawling lawns, with expansive lawns enhancing the privacy and peace of the property. The gardens complete with vine covered gazebo amongst lemons, limes and olives complete this perfect accommodation destination. Providing a superb retirement lifestyle change, ready-made investment opportunity, and the possibility of joining the two homes together to create a more significant, family-oriented lifestyle escape, this timeless country residence is a truly rare offering. Entertaining is a breeze with the delightful sheltered alfresco dining and fully equipped BBQ area, enjoying dual aspect views of both the pool and lush gardens and rotunda. The property incorporates approximately 2.5 acres of established gardens with climbing grape vines, olive and lemon tree orchards and easy care/low maintenance grounds. Catered to by a remote controlled double garage and separate shed for storage. Meeniyan is a picturesque town situated along the South Gippsland Highway, 135 km from Melbourne, and the gateway to Wilson's Promontory and Latrobe Valley. Located just 15 minutes from Leongatha, Meeniyan offers country living with excellent surfing beaches 30 minutes south toward Venus Bay. Its eclectic art scene and venues attract an array of music acts and artists from all over Australia and beyond, making it the music capital of South Gippsland. There are plenty of tourist attractions and things to do in Meeniyan, including browsing the artwork at the Meeniyan Art Gallery, riding or walking the Southern Rail Trail or shopping at the local markets.

MAIN RESIDENCE

- Offers two spacious bedrooms, and full master suite
- Double remote controlled garage
- A large library or third bedroom
- Living, kitchen and dining areas are open plan
- Stainless steel appliances, stone benchtops and large island bench
- Stacking sliding doors to decked alfresco
- Bathtub in main bathroom
- Full laundry and separate entrance

APARTMENTS

- Luxury king-sized suites - three with spas, one with disability access
- Each of the 3 spa suites features a king-size bed, luxury bedlinen, a sofa, desk area, a double shower, spa bath, kitchenette, large smart TV & WiFi
- One king suite complete with a king bed, luxury bed linens, a sofa, desk area, accessible wheelchair accommodation, a kitchenette, a large smart TV, WiFi access, and a walk-in shower
- A private porch and a view of the pool are included in all units
- No expense has been spared on top of the range finishes and fixtures

OUTSIDE

- Chef's BBQ kitchen on alfresco deck
- Several outdoor dining areas available
- A solar-heated, in-ground swimming pool (completely fenced)
- A sprawling landscaped setting of approximately 2.5 acres

LOCAL ATTRACTIONS

Campania of Meeniyan is located in the heart of the Gippsland Tourist Region. The Meeniyan town centre is a short 1.4km away where you can enjoy all the offerings of this beautiful country town for Breakfast, Lunch and Dinner. From authentic Italian wood fired pizza, to home-made specialty breads and cakes. There is so much to experience and see, such as locally sourced organic produce, designer jewellery, homewares, fashion and art. Bike rides, walks, country drives, tours, wine tasting, local produce tasting, unspoiled beaches, fishing, and shopping are just some of the things you can enjoy... plus short country drives will take you to: Wilson's Promontory, Leongatha, Mirboo North, Inverloch, Venus Bay, Fish Creek, Foster, Walkerville and many other great locations. Continue to operate this well established, thriving luxury country accommodation business or simply move in to this luxurious residence. The choice is

yours. All of the furniture has been custom designed exclusively for the property and is included as part of the sale.
Contact Dean Jones on 0431 639 749 or via dean@onelifestyle.com.au to organise an inspection as soon as possible.