

Sold



44 The Ridge Rd, Fingal



## Exclusive New Residence with Superb Views on Moonah Links

Overlooking a number of fairways on Moonah Links, this new home is privately situated on a block of approximately 840 sq m, opposite the green space surrounding the 4<sup>th</sup> tee and within walking distance to all the Moonah Links facilities including two championship golf courses, the adjacent tennis court and the clubhouse with bar, restaurant, day spa and golf pro shop.

With natural cedar and concrete exterior, the design caters to this resort lifestyle by connecting the inside-outside spaces. To enjoy the uninterrupted views of the Legends Course, the northern elevation maximises openness and blurs the distinction between interior and exterior in the living area and master bedroom.

Street entry is through greenery via a timber ramp. Once inside on the light-filled main floor, from the glazed living room, kitchen and dining area to the spacious deck, you enjoy a full view of the outdoors including the golf course (views of the 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> fairways) and natural bushland,

Near to the entry are: the spacious, specially fully-insulated media room, office and, study/workstation area. The kitchen/dining area opens onto a section of the large deck that is semi-roofed and timber-sided. The modern gourmet kitchen is also part of this prime social zone with marble benchtops and integrated Miele appliances including two ovens, microwave, dishwasher, coffee machine and refrigerator. Along with this great kitchen is the butler's pantry fully fitted with dishwasher, sink and

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<b>Price</b>	SOLD for \$1,550,000
<b>Property Type</b>	residential
<b>Property ID</b>	423
<b>Land Area</b>	840 m2

### Agent Details

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### Office Details

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LIFESTYLE PROPERTIES

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