



24 Woodland Way, Fingal



## Uninterrupted views on one level- this contemporary home beside The Open Course

*Seeking great views, a serene and quiet lifestyle in a coastal/rural/resort setting?*

This one level, luxurious residence can now be yours with magnificent views fronting the Open Course at 24 Woodland Way.

This desirable, three/four bedroom, low-set home is in a magnificent private setting at the end of Woodland Way at Moonah Links and, making it even more appealing and so liveable is its' orientation and location within this sought-after area i.e. north-facing with golf course frontage and within walking distance to the Clubhouse with restaurant, bar, gym and golfing facilities including pro shop and two championship golf courses.

Just 5 years old and with new-build warranties, there is so much is packed into this footprint on a block of approximately 660 sq m at 24 Woodland Way.

Designed to enjoy the Moonah Links outdoor lifestyle in this setting immersed in green space overlooked by big skies and sunsets, the interior with tall glass sliding doors integrates external living areas, the garden and the landscape beyond. The design also incorporates the strong contrast between the charcoal exterior and colours of the surrounding indigenous vegetation in this naturally beautiful environment and white gallery-like interior.

For those who enjoy entertaining or for those who want to sit back and enjoy the tranquillity of the setting or views in comfort, there is the restful, well-planned indoor living area which includes:

The main open-plan living and dining areas with gas fireplace, built-in cabinetry, wide plank oak flooring large double-glazed windows and sliding doors to enjoy the magnificent views and for seamless indoor-outdoor living;

Gourmet kitchen with Miele appliances, stone bench-tops with inset sink and fully-equipped butler's pantry plus;

The second living area/family room/media room- this room would also make a fourth

3 2 2 660 m2

<b>Price</b>	SOLD for \$1,885,000
<b>Property Type</b>	Residential
<b>Property ID</b>	532
<b>Land Area</b>	660 m2

### Agent Details

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**COUPERS**  
LIFESTYLE PROPERTIES

guest bedroom.

The open-plan indoor living area extends to the outdoor spaces with the solar-heated, fully-tiled, concrete pool (7m x 3m) with an in-floor cleaning system; entertaining/iving area with built-in bar and cooking area.

The outdoor living/entertaining space can be enjoyed year-round with magnificent ever-changing views across the course and out over the 2<sup>nd</sup> hole of the Open Championship Course.

The layout of this immaculate home with Builders' Warranty remaining, has been thoughtfully planned for comfort and to take advantage of its' unique location.

#### FEATURES:

- Good separation of the guest bathroom, powder room and bedrooms with their own separate living space away from the main bedroom, main living and entertaining areas of the house;
- Main Bedroom Suite with walk-in robe, en-suite, additional robe and separate toilet, is cleverly designed to open up to its' balcony overlooking the golf course - a blissful setting to relax;
- The spacious interior living areas with oak timber floors are filled with natural light and ventilation;
- The glazed façade facing the golf course allows for great views including beautiful skies and sunsets;
- Outdoor living/entertaining areas include: alfresco with bbq and refrigeration (outdoor kitchen); relaxing pool deck and bedroom balcony - all ;
- Low maintenance house and private garden;
- Quality tiling, lighting, fixtures and fittings throughout.
- Solar panels for energy efficiency; reverse cycle split system heating and cooling; Jetmaster Gas Fireplace; ducted gas heating;
- Laundry with loads of storage and drying cupboard opens to the fenced utility area with fruit trees and suitable area for dog;
- Double garage with internal access and ample guest parking in this cul-de-sac at the end of the street;

Call John Couper 0411 884 641 for more details and to arrange a private viewing of this property. For more information about living at Moonah Links, visit our website.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*