



1 Kingston Heath, Fingal



Inspect 1 Kingston Heath, at a time that suits you. Resort Residence enviably located at Moonah Links

Couper's office is open 7 days a week at Moonah Links, call to arrange a private inspection of this property. For those unable to attend, call to arrange a walk-through video of the property and we can answer your queries as we take you through the property.

In the heart of Moonah Links Golf Resort, close to the Clubhouse stands this striking, contemporary home in a pristine location, surrounded by ancient moonah trees and a professionally landscaped level, native garden.

This low maintenance residence constructed using quality materials and meticulously maintained, offers thoughtful design and effortless function with its' low split levels providing good separation for family and guests.

Upon arrival at the house, a generous entryway opens to the home's primary gathering places – kitchen, dining and family room open up to the north-facing pool deck and outdoor/alfresco living area. The photographs showcase the home's naturally beautiful setting within the well-managed resort.

The master ensuite on the upper level comprises: a master bedroom, parents retreat, ensuite and walk in robe; with access to an easterly deck area via large sliding doors to views over the surrounding areas. Also on the upper level is a Powder room and large family room with gas log fire.

The lower level has two additional guest bedrooms with built-in robes; bathroom; multiple-use central space/hall/gallery opening to covered, full-width deck; spacious garage with internal access and separate golf cart garage.

Special features of the property include:

- Large windows, including clerestory windows, louvres, and timber-framed glass sliding doors wrap the exterior of the house allowing natural light to sweep

3 2 4 676 m2

Price SOLD for \$1,875,000
Property Type Residential
Property ID 539
Land Area 676 m2

Agent Details

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inside All windows are tinted and fly-screened to make for more comfortable living. The strategically placed louvre windows allow for natural cross-ventilation;

- The entry-level spacious living area with timber-framed sliding doors extend the living and dining area outside where, from the solar-heated pool and the expansive terrace one can enjoy the views of the naturally beautiful surrounds and the sunsets;
- The open-concept kitchen at entry level features custom cabinetry, stone bench tops, stainless steel appliances and casual bar seating;
- The dining area sits in-between the living room and kitchen, and also offers direct outdoor access;
- On the upper level (just a few steps up from the entry) is the spacious second living area with gas fireplace, large windows to view the surroundings and clerestory windows span the walls, illuminating the interior with natural light;
- The Master Suite and powder room are also on this upper level; The Master Suite with its' private sitting area and deck has views out to the east over the surrounding country-side and golf facilities;
- The mid-level area (just a few stairs down from the entry) comprises: two guest bedrooms, luxury family bathroom; well-equipped laundry; wide multi-purpose gallery/hall – a central space opening to east deck is ideal for library/office/casual accommodation space; access to and from garage;
- The outdoor spaces and private gardens encourage indoor/outdoor living at 1 Kingston Heath; the northern decks wrap around to the eastern exterior of the house providing a covered, private area to relax or to enter directly into the mid-level guest bedroom and bathroom zone of the house from the pool;
- Large double garage with storage and separate golf cart garage.

Other features include:

- Attractive hardwood floors run throughout the house, contrasting with the home's neutral colour palette; bedrooms are carpeted;
- Ducted heating and refrigerated cooling plus gas fire place;
- The use of natural materials (sandstone, timber, large local rocks and slate paving) in the outdoor constructions and landscaping add to the relaxed ambience of the residence;
- Concrete, solar-heated pool with cover; alfresco fitted with ceiling heaters and blinds for year-round comfort;
- Security system; ducted vacuum and loads of storage throughout the house including additional storage under the building.

Wedged between the two championship golf courses at Moonah Links, one just wanders down a path from 1 Kingston Heath to the clubhouse with restaurant, bar, golf pro shop and gym or to access the Hot Springs and The Cups winery.

To view the property or for more information about this property, phone John Couper 0411 884 641 For information about living at Moonah Links, visit Golf Homes on our website.

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