

Sold



2 Baddeley Mews, Fingal



## North-facing, Low Set, Low Maintenance Fronting the 18th Fairway

Enjoy the tranquillity, the privacy and the relaxing, unobstructed views of the 18<sup>th</sup> fairway from this unique single level home at Moonah Links Golf Resort. Ideally located in a small cul de sac with just four homes, 2 Baddeley Mews could be your haven away from a busy city life or a great permanent home for those looking to downsize.

The low set, low maintenance home nestled into this tranquil setting at Moonah Links, fronts the manicured 18<sup>th</sup> fairway of the Legends Course. The kitchen, dining and living area all with a northerly aspect, face the golf course and combine into one bright, calm space with extra tall ceilings and clerestory windows. Views through the sliding doors and windows to the north not only capture most of the area's natural surroundings, they connect the open-plan living area to the full-width, covered deck and garden. The exterior is clad mostly in clay brick and limestone and surrounded with easy-care gardens that extend to the fairway's edge. Inside, this extremely well-maintained home offers a functional layout which is perfect for entertaining and relaxing.

Special features include:

- Privately set on a level block of approximately 418 sq. m with no lawn to mow, instead taking advantage of the borrowed landscape out front i.e. the pristine, manicured 18<sup>th</sup> fairway;
- Living and dining area with gas log fireplace, built-in cabinetry, tall ceilings; porcelain tiled floors throughout the living areas;
- Well-equipped, modern kitchen with butler's pantry, quality appliances, stone bench tops, great view, loads of storage;
- Covered, north-facing deck, great for entertaining and relaxing;

3 2 3 418 m2

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| <b>Price</b>         | SOLD for \$1,475,000 |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 547                  |
| <b>Land Area</b>     | 418 m2               |

### Agent Details

John Couper - 0411 884 641

### Office Details

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0411 884 641

**COUPERS**  
LIFESTYLE PROPERTIES

- Spacious main bedroom with en-suite, carpeted and with walk-in robe;
- Two double-sized guest bedrooms with built-in robes and carpeted; guest bathroom with bath tub; office/study with storage;
- A central wall of cupboards and the European laundry provides separation of the main bedroom from the other two guest rooms and bathroom;
- Spacious two-car garage with internal access; private main entry to the side of building;
- Ducted vacuuming; ducted heating and cooling; quality blinds throughout; security system.

2 Baddeley Mews is a short stroll away from the Clubhouse with two championship golf courses, restaurant, bar, coffee shop, golf pro shop and gym. Bay and ocean beaches, shopping centres, restaurants and wineries - all just a few minutes away.

Viewing is by appointment only. Phone John 0411 884 641 to arrange an appointment. Our office is at Moonah Links and we are available 7 days a week. 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.*