

Sold



6 Tralee Lane, Fingal



## North-Facing, Overlooking 16th Green

A great investment financially and personally with this state-of-the-art "smart" home tucked away in a quiet setting in the middle of the highly desirable, Tralee Lane. The house with golf course views, overlooks the large 16th green of the Legends Course and, for ease of living, has all daily living at entry level.

At entry level is the main zone comprising: the open-plan living/dining/kitchen area opening to a protected deck; spacious and luxurious master suite with walk-in robe and ensuite; second bedroom; bathroom with bath tub; separate toilet; large laundry and large two-and-a half vehicle garage.

On the lower level which also overlooks the golf course, is a fully self-contained area providing great separation for family or guests with: 2 bedrooms and office/5th bedroom; lounge room, kitchen, shower room and laundry.

Interior Features: All rooms are spacious and the build is engineered for comfort with:

- \*high-efficiency insulation in walls and floors;
- \*wind-tight and double-glazed windows and sliding doors;
- \*motorised awning over the deck and clerestory windows provides additional cooling and natural light;
- \*energy-efficient heating and cooling including a gas log fire on both levels;
- \*wide timber flooring (Spotted Gum) in living area;
- \*other features: commercial exhaust fans in kitchen and laundry; granite custom-

4 3 4

<b>Price</b>	SOLD for \$1,200,000
<b>Property Type</b>	residential
<b>Property ID</b>	473
<b>Land Area</b>	695 m2

### Agent Details

John Couper - 0411 884 641

### Office Details

Fingal  
55 Peter Thomson Drive, Fingal VIC 3939  
Australia  
0411 884 641

**COUPERS**  
LIFESTYLE PROPERTIES

*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.*