



9 Arthurs View, Fingal



One of the finest homes and with some of the very best views at Moonah Links

Imagine working from home here at 9 Arthurs View! View this magnificent property by appointment only - phone John 0411 884 641. Set back from the street, the house enjoys privacy and a perfect NNE aspect to the main living areas, pool courtyard is nestled in one of the outdoor entertaining areas and landscaped outdoors. Designed with a winged roof line to allow the penetration of natural light and ventilation into the home, the interiors are light-filled and airy - saving on energy costs and reducing your carbon footprint.

The beautiful, private setting with relaxing expansive views, the pool, the design details and the high ceilings throughout enhance the aesthetics and comfort of this designer home.

A near-new build and occupying a block of approximately 825 square metres, this spacious four bedroom home with some of the very best views at Moonah Links, has been architecturally designed to take best advantage of the location and the orientation. Add to all this your access to the golf resort facilities within walking distance plus the practice chip and putt and parkland area and tennis court just down the street for local residents only.

Upon entering the house, one experiences the impact of the high, vaulted ceilings providing an abundance of natural light in the main living spaces that incorporates the downstairs lounge (opening to pool), the upstairs sitting, dining and kitchen which extends to the covered entertaining and viewing deck.

The street frontage of this near-new, brick and timber home, set in one of the premier locations for huge views on Moonah Links, gives few clues to the modern, light-filled interiors within, the extensive outdoor living areas or the magnificent golf course and rural views.

At Entry Level:

4 bedrooms 2 bathrooms 5 car spaces 825 m2

Price SOLD for \$1,420,000
Property Type Residential
Property ID 481
Land Area 825 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

- Spacious lounge room opening via tall, tri-slide doors to the balcony, magnesium solar-heated pool and private courtyard;
- Over-sized garage and golf cart garaging; Laundry
- Four bedrooms including: Master bedroom with en-suite; three additional bedrooms; family bathroom and guest powder room.
- Landscaped, low-maintenance, private gardens fronting the golf course from which to enjoy the surrounding views, the naturally beautiful environment up close and with access to the pool area.

Upper Level

Incorporating the main living area - Living, Dining, Kitchen and Covered Deck:

Ascending the stairs, not only does the architecture unfold as one enters the main living area with the high vaulted ceiling and clerestory windows but also the unexpected, magnificent views of the golf course and surrounding district, from the interior and the full-width covered deck. The house overlooks the 6th, 7th, 8th, 9th and 10th holes of The Legends Course and beyond to surrounding areas.

Other Features of This Immaculate Property:

Spotted Gum cladding and decking; Hebel and Honed Concrete Block cladding; Energy efficient double-glazed windows; gas-log fire; gas-ducted heating throughout; home designed for natural cross-ventilation; ceiling fans in bedrooms; split-system air-conditioning in living areas; Kitchen with pantry, stainless steel appliances including 900mm free-standing oven; Home office / Study niche; Solar-heated Magnapool (magnesium); outdoor shower; built-in outdoor benches; Spacious garage; large storage area under house; exposed aggregate driveway and paths;

Professionally landscaped, low maintenance gardens with sprinkler system.

This property is just a short stroll away to the world-class facilities at Moonah Links including: two championship golf courses, restaurant, bar and golf pro shop.

For more information about living at Moonah Links, visit our website. Phone John 0411 884 641 to arrange an inspection of this property at a time that suits you – our Office is at Moonah Links, by the first tee and we are available 7 days a week including evenings to show you this property.

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