



18 The Ridge Rd, Fingal



Near-New, Luxury Home Surrounded by Green Space

Letting the *outside in*

Looking for an exclusive home with low maintenance, minimalist design? This recently completed three bedroom home is focused on long-lasting comfort and sustainability in this unique coastal environment at Moonah Links.

Here is an idyllic location to escape the city, downsize or even work from home. Conveniently, all daily living including the Main Bedroom is at entry level. A separation is created zonally between levels with two guest bedrooms, bathroom and second living room opening to full-width, covered deck, a full-width storage room /cellar on the lower level.

To make living here even more pleasurable, the design not only shows a clear understanding of space, the interplay of indoors and outdoors, it has harnessed innovative technology and design features in the quality fittings and fixtures, the orientation of the home, the way it interacts with natural light, shadows, heat and breezes to the unique feature of the full-width, open-air outdoor room – all make it so appealing.

With the outdoors playing such a significant role in everyday life at Moonah Links, the outdoor living area and internal living area overlooks the 16th green of The Legends Course and the surrounding green space. The large double-glazed windows/doors throughout the house lets you enjoy the surrounding natural environment without stepping out the door. The lower level of the home opens to the garden and green space surrounding the extra-large 16th green of The Legends Course.

The plan of the house is elegantly simple with thoughtful attention to detailing. The Entry with the large pivot door operated by self closing German floor spring and 3.6 metre tall ceiling creates a dramatic entry as do the 3 metre high ceilings throughout create dramatic internal spaces with clean, sharp lines and large picture windows that frame the views. Detailing features include: Glazing: Large sliding stackable doors to

3 2 2 752 m2

Price SOLD for \$1,450,000
Property Type Residential
Property ID 507
Land Area 752 m2

Agent Details

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COUPERS
 LIFESTYLE PROPERTIES

12 metre long deck from living area ; double glazing throughout; privacy glass in kitchen, dressing room and bathrooms. Premium glass balustrading internally. Kitchen: custom joinery with BLUM fittings; Quantum Quarts matt white stone benchtops; Fisher Paykel dish drawer; Smeg appliances - 900mm oven, cooktop and Rangehood; glass splashbacks and seamless 3m benchtop window with privacy glass. Bathrooms: In-wall cisterns in bathrooms and powder room; wall-hung vanities; privacy glass. Floor covering includes: Living/Dining /Kitchen/Office/Powder Room with quality Victorian Ash flooring - matt finish; Quality carpets in family room and bedrooms; 600x600 porcelain tiles in bathrooms; vertical subway tiles in Powder Room. Tapware and accessories throughout are premium quality and finished in Brushed Nickel. Heating and cooling: Illusion gas log fire; reverse-cycle air-conditioning and natural cross-ventilation throughout.

Short walk to all the facilities offered at Moonah Links Golf Resort including: Two championship golf courses; Clubhouse; Restaurant; Bar; Golf Pro Shop; community tennis court. Minutes by vehicle to local attractions - beaches, wineries, golf courses, local cosmopolitan towns of Sorrento and Rye.

For more information about living at Moonah Links, visit our website. To view this property, give John a call on 0411 884 641.

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