

Sold



31 Muirfield Lane, Fingal



Outstanding Value in This Location - A Quality-Build and Recently Up-Graded

**As good as brand new, ready for you to make the change!**

This north-facing, extensively upgraded home fronting the 18<sup>th</sup> fairway of The Legends Course at Moonah Links sits in an enviable location within the Golf Resort and has been designed to capture the views along the 18<sup>th</sup> fairway all the way up to the Clubhouse.

Looking to downsize to a healthier living environment, this property has the lot including:

- Set in a well-managed golf resort surrounded by naturally beautiful, coastal environment;
- All daily living including the Main Bedroom at Entry level;
- Good separation for guests and family;
- Unique location within this world-class resort with uninterrupted course views from most rooms and, walking distance to the Resort facilities including 2 Championship Golf Courses, Restaurant, Bar and Golf Pro Shop;
- Superb orientation for outdoor living and in this private setting down a quiet lane;
- Low maintenance house exterior with materials well suited for the coastal environment.

Upgrades and improvements include:

- Kitchen upgraded with new appliances and cabinetry, splash-backs and layout;
- Ceiling fans installed throughout and new double blinds installed throughout;
- New quality floor covering;
- Freshly painted throughout the interior;
- Storage installed in the garage;
- Outdoor living area extended for entertaining, relaxing or dining;

3 Beds 2 Bathrooms 2 Car Spaces 373 m<sup>2</sup>

**Price** SOLD for \$1,025,000  
**Property Type** Residential  
**Property ID** 515  
**Land Area** 373 m<sup>2</sup>

#### Agent Details

John Couper - 0411 884 641

#### Office Details

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

**COUPERS**  
LIFESTYLE PROPERTIES

- New fencing and landscaping;

#### AT ENTRY LEVEL:

Main Bedroom with ensuite and walk-in robe; Study/Office/4<sup>th</sup> bedroom; Open-plan living and kitchen area with gas fireplace Dining area overlooking the fairway and opening to the outdoor surrounding deck; Spacious laundry with access to utility area; Guest powder room and internal access to the two-car garage with storage.

#### UPPER LEVEL:

Second living area opening to viewing deck – all overlooking the golf course; Two bedrooms and family bathroom with bath tub .

#### Other features:

Fenced with glass balustrade so not to block the view and privacy hedges where needed;

Reverse-cycle air-conditioning;

Exterior awnings for comfortable outdoor living.

Living comfortably in this private setting at 31 Muirfield with green-space front and rear, makes it a great place to work from home as well as a great place to just relax and enjoy the tranquillity of the surroundings.

Residents at Moonah Links enjoy access to Peninsula Hot Springs, the Cups Winery. Wineries, beaches and shopping are just a short drive away.

Give John a call to view this property – 0411 884 641.

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.*