



A Great Buy on Large Level Block in Superb Location at Moonah Links

Wanting more living space indoors and outdoors, larger rooms, good separation and extra parking for boat or caravan and room for a pool?

3 Old Tom Morris Lane is set on one of the few large, level blocks at Moonah Links (approximately 1019 sq m). The property sits above the 8th green of the Open Course and overlooks the 15th green of The Open Course. It is nestled between the 11th and 12th fairways of the Open Course in a highly sought-after location within this residential precinct. There are no more blocks of land available at Moonah Links like this, so for those wishing to make design changes to suit your needs to this substantial property, it can be easily achieved and only add more value.

This predominantly single level residence with golf course views from both levels has 3 living areas, 4 bedrooms and 3 bathrooms and offers so much for enjoying life in this unique coastal environment.

At entry level: open-plan living areas (including dining, family room and kitchen and separate living room) and bedrooms embrace the unique landscape surrounding this property by opening to paved terraces and outdoor living spaces that wrap around the house and offer views of the golf course. To enhance the aesthetics and comfort of this design, the open-plan living area extends to the covered, outdoor living area which overlooks the Open Course and is protected from the elements. Also on this ground floor level: laundry opening to paved side terrace; 2 bathrooms; guest powder room and generous amounts of storage.

On the second level is the large master/guest suite and another spacious living room with walk-in storage and opening to a full-width deck overlooking the golf course and beyond.

This residence offers so many extras when considering the purchase of a quality golf course home including:

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Price	SOLD for \$1,407,000
Property Type	Residential
Property ID	522
Land Area	1,019 m2

Agent Details

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COUPERS
LIFESTYLE PROPERTIES

- north/south facing with views to Arthurs Seat, over the golf course and surrounding areas including the winery;
- a quiet location at the end of the cul-de-sac within this pristine gated residential precinct with parkland and tennis court for residents;
- the orientation of main living areas on both levels overlooking the golf course;
- 3 indoor living areas for good separation and each opening to paved courtyards or terraces; ducted air-conditioning, carpeted lounge, tiled floors in family room, kitchen and dining;
- 3 ground-level double bedrooms (one with ensuite as possible ground-level main bedroom), all carpeted and with built-in robes; heating and ceiling fans.
- on second level the main/guest suite with north-south green views and spacious walk-in robe and ensuite;
- wide, paved driveway (great for additional parking or boat/caravan);
- large garage with abundant storage and separate entry for golf cart garage;
- established, low maintenance house and garden;
- exterior clad in very low maintenance and tough Hardiplank ideal for these coastal conditions;
- walk to Clubhouse, rear entry to The Cups Vineyard and entry to Hot Springs close by;
- drive through the tranquil pastoral setting of Springs Lane to enter Old Tom Morris Lane which overlooks the Open Course towards the Pavilion/Clubhouse
- minutes from Bay and ocean beaches, wineries and surrounding tourist attractions.

This low maintenance family home is in immaculate condition and is a proven investment property having been permanently leased for the past few years. Viewing is by appointment only. Phone John 0411 884 641 to arrange and for more information about living on Moonah Links, visit our website.

Should you wish to make design changes, additions or renovations to any of our listed properties, Coupers can connect you with our recommended local experts.

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