



11 Old Tom Morris Lane, Fingal



## An impressive home on a magnificent block with captivating views

This stunning, split-level home overlooking the Open Championship Golf Course at Moonah Links Resort sits impressively on the largest block at Moonah Links (approximately 1687 sqm) adjacent to the parkland and tennis court facilities for residents of Moonah Links .

Driving into the half-circle driveway, it is noticeable how the overall design (build and landscaping) takes full advantage of the views and its' particular setting within the gated residential precinct of Old Tom Morris Lane, one of the most sought-after locations at Moonah Links.

With parkland and tennis court across the street and the magnificent pool and rolling fairways of The Open Course out front, this property offers a quality lifestyle in a healthy environment. Connect to the Clubhouse via either of the 2 golf cart tracks/walking tracks. The Clubhouse is a short stroll away where one can access the 2 championship golf courses of Moonah Links, restaurant, bar, coffee shop, golf pro shop and gym. Added to this, the entry to the Hot Springs is beside the precinct gate and, from 11 Old Tom Morris Lane, you are minutes from fine dining venues, other golf courses, Bay and ocean beaches, wineries and the cosmopolitan seaside towns of Sorrento, Dromana and Rye.

Upon entering the house, one is greeted by an elegant, wide stairway of dark stained Tasmanian Oak. The staircase leads up to the main living area - a large, light-filled open-plan living space and separate games/media room - all with timber floors and views that draw you to the outdoors with a sparkling pool in the foreground and the naturally beautiful environment of the golf course and beyond to the horizon. The double-sided gas fireplace partially separates the television area from the lounge/dining area within this open place.

The games/media room with bar opens to the covered alfresco and for a quiet retreat, can be separated from the open-plan living area by a solid floor-to-ceiling pocket door. The interior living space, free-flowing to the outdoor areas was specifically designed with indoor/ outdoor living and entertaining in mind with large open/connecting rooms with high ceilings, decks, broad grassed terraces, lawns and the lavishly designed pool.

### Property Features Include:

4 bedrooms 3 bathrooms 6 car spaces 1,687 m<sup>2</sup>

<b>Price</b>	SOLD for \$2,400,000
<b>Property Type</b>	Residential
<b>Property ID</b>	544
<b>Land Area</b>	1,687 m <sup>2</sup>

### Agent Details

John Couper - 0411 884 641

### Office Details

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**COUPERS**  
LIFESTYLE PROPERTIES

- Designed with sustainable living in mind, the home is cedar clad (a natural sustainable product) and with tinted, laminated windows throughout to reduce energy costs and provide abundant natural light and cross-ventilation, hidden water tanks for water conservation, gravel permeable driveway & more;
- Four generously sized bedrooms (main bedroom and one guest room en-suited); luxurious family bathroom with free-standing bath tub;
- Central kitchen has custom-built cabinetry, all quality appliances, hidden preparation unit, large central island, loads of storage and stone benchtops. The kitchen is open to the large indoor open-plan living area and conveniently located to service both outdoor living areas;
- Heated, fully glass-tiled concrete pool (solar and gas heated) adds to the perfect calm ambiance of this home and showcases the views of the golf course and beyond; outdoor shower;
- The master suite on the main living level enjoys green views of the adjacent parkland along with large walk-in robe with pull-down additional hanging facility, a luxurious ensuite with separate his and her vanity areas, two-persons glass enclosed shower;
- On the lower level are the spacious guest bedrooms: one with an ensuite; two additional guest rooms; bathroom with free-standing bathtub; laundry with quality washer and drier;
- Equipped smart technology throughout, ducted heating and cooling, security system;
- Large garage for 2 vehicles and golf cart; with storage and internal access;
- Low maintenance garden and fenced from sides of the property;
- In addition, this property has loads of storage accessed from exterior for bikes etc and will accommodate your boat/trailer and plenty of additional guest parking on site.

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Call John to arrange a viewing and learn more about what you as a resident at 11 Old Tom Morris Lane can enjoy at Moonah Links and the surrounding community.

*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.*