



13 Nagles View, Fingal



## Magnificent Wide, Uninterrupted Views and Sunsets from 13 Nagles View

13 Nagles with one of the very best of views at Moonah Links, is in a unique location with no near neighbours, and designed to enjoy coastal resort living, situated beside the second fairway of The Legends Course and overlooking the course towards the Clubhouse. Walk straight in from garage and front entry to daily living area, viewing deck and main bedroom.

When on the deck at 13 Nagles View, one feels you are floating above the second fairway below. From the interior of the house or from the decks, look out over the Legends Course and beyond to Bass Strait – you may even see 'The Spirit of Tasmania' glide by on the horizon!

Contact John to arrange a viewing of this property - our office at Moonah Links is open 7 days a week.

This is an amazing location if you are looking for views, privacy and separation for family or guests. The setting for this residence is also unique at Moonah Links, with added privacy, protection from the elements and separation from neighbouring properties provided by the maintained green wedges with established trees, including ancient moonah trees, on either side. In addition, on the opposite side of the street is an avenue of native planting – no neighbours opposite. Land size 781 sq m.

This contemporary home features quality fixtures and finishes and generously sized rooms throughout. At entry level, overlooking the Legends Course and beyond to Bass Strait, are all your daily living requirements: open-plan living, dining and kitchen area opening to the deck; luxurious main bedroom; home office / fourth bedroom; and double garage access. The lower level also overlooks the golf course. Here on the lower level is: the spacious second living area opening to the lower deck and spa deck; two guest bedrooms with golf course views; powder room, bathroom and

4 2 4 781 m2

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| <b>Price</b>         | SOLD for \$2,100,000 |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 546                  |
| <b>Land Area</b>     | 781 m2               |

### Agent Details

John Couper - 0411 884 641

### Office Details

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**COUPERS**  
LIFESTYLE PROPERTIES

laundry.

Special features include:

- Spectacular 180 degrees, uninterrupted views of surrounding countryside and golf course;
- Spacious open-plan living area at entry level with gas log fire, Tas oak flooring, a wall of sliding glass doors and window to enjoy the views beyond to the horizon;
- Living area opening to viewing deck with retractable blinds and overhead covering;
- Well- equipped kitchen with garden views, central island, quality appliances, walk-in pantry and stone bench tops;
- Swim-spa with sound system and TV, gas heated;
- Home office/4<sup>th</sup> bedroom with a relaxing ambience overlooking the garden and conveniently situated near main entry;
- Main bedroom with great golf course views, walk-in robe and luxurious en-suite;
- Tas oak flooring throughout living areas and carpeted bedrooms; ducted heating and cooling; ducted vacuuming;
- Spacious garage with storage and a kitchenette facility;
- Six star energy rating with: double glazing throughout; large water conservation tank for spa and toilets;
- Loads of storage throughout the interior of the residence plus lots of additional storage accessed from outdoors;
- Great separation for guests on lower level with:
  - second spacious living area opening to viewing and entertaining deck with heated spa; additional storage under this deck;
  - garden access as well to this lower level deck;
  - two double guest bedrooms with built-in robes and golf course views; powder room; guest bathroom;
  - laundry with access to utility area and garden; vast amount of additional storage available at this level for all kinds of equipment.

Located in a gated residential precinct at Moonah Links Golf Resort, this home is within walking distance to the Clubhouse with two championship golf courses, restaurant, bar and café, golf pro shop and gym. It is also within minutes of Bay and ocean beaches, surrounding golf courses, commercial centres, shopping centres, eateries and attractions.

Set within a low maintenance garden with the borrowed manicured landscape of the golf course out front, the native garden green wedges either side and the spectacular sunsets, all add to the quality lifestyle on offer here at 13 Nagles View.

Phone John 0411 884 641 to arrange a private inspection of 13 Nagles View. Our office is at Moonah Links and we are available 7 days a week. 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.*