



2 The Vineyard, Fingal



Stunning Resort Property on Level Block with Amazing Views at Moonah Links

Crowning a 674 sq m level block in the picturesque environment of one of Moonah Links' most sought after addresses, is 2 The Vineyard - "Amaroo". This north-facing residence fronts the green of the 3rd hole on The Legends Course and looks back at the tee. At ground level, one views the fairways of the 2nd and 17th, the green of the 17th and beyond.

Amaroo is graced with rare 270° views of the surrounding district. From the entry level, views of the golf course are spectacular. Once in the double-height entry foyer with solid timber flooring, a broad stairway leads one to a dramatic transition from the vertical to the horizontal. From the interior of this upper level one is surrounded by a variety of sweeping views - in the north over the golf course stretching from Arthur's Seat, to Cape Schanck in the east and to the coastal dunes in the south. Decks and a balcony on this upper level provide unparalleled peace, privacy and spectacular views.

The sleek contemporary exterior of the residence is juxtaposed with the low maintenance, sculptured gardens of native and indigenous plantings. This striking residence is entered via a bridge over a fishpond guiding visitors to the entry door. Nearby is a private outdoor area complete with fire-pit and teak armchairs. The thoughtful design of this luxurious resort home extends to the street view curve of the roof which follows the curve of the site while the curve of the entry porch roof which acts as an umbrella, echoes the rotation of the views from the property.

The property has recently been revitalized with upgrades on the exterior of the building, the landscaping and the interior with technological innovations seamlessly integrated into this comfortable home. Few resort homes would have anything to rival the spatial drama that *Amaroo* offers. As one steps through the front door, you encounter the dramatic central staircase from which private and public spaces

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Price SOLD for \$2,800,000
Property Type Residential
Property ID 575
Land Area 674 m2

Agent Details

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radiate in all directions. On one side of this ground level space is the bedroom wing, to the right is an en-suited guest bedroom, at the rear (north) is the multi-media /rumpus room, gym, solar-heated indoor/outdoor lap pool, sauna and more opening to the covered deck and pool terrace. In total, this spacious residence comprises 42 squares of internal living and 23 squares of external living/decks.

At *Amaroo*, you will find:

*Five bedrooms including four bedrooms at entry level of which: one bedroom is en-suited and opening to a private deck; two bedrooms sharing en-suite with spa bath. The fourth bedroom would make an ideal home office with the gym, sauna and pool close at hand. Other features include: solid, polished timber flooring throughout; solar heated pool; reverse-cycle air-conditioning throughout; quality blinds and other fittings and fixtures throughout; double-sided gas fireplace; ducted gas heating; low maintenance construction; low maintenance garden with sprinkler system.

Also on the entry level/ground floor:

*The gym/pool room with: access to the indoor/outdoor lap pool. This stunning heated lap pool with a cascading water feature, stretches from within the gym/pool room out into the landscape; The Gym / Pool Room and Sauna are equipped with wall-mounted TV, sauna thermometer, timer and water bucket; shower;

*Multi Media Room complete with modular lounge and quality equipment including Hi Definition Projector, ceiling mounted speakers and sub-woofer, Denon Amp, Apple TV, Blu-ray DVD, Sonos Amp and Boost; Security video recorder and cameras, electric blinds;

*Large Garage with space for golf cart and internal access to the house has: clothes line; ceiling storage hoist; wall-mounted Panasonic Smart TV with Apple TV; Pond pumps and filters;

*Laundry with loads of storage opens to the outdoor utility area; a convenient central store room.

First Floor comprises:

*The central stairway leads up to expansive, light-filled main living spaces with sweeping views over the golf course and beyond;

*The Living Room with two-way gas fireplace, Family and Dining Area – all with stunning views, open to the spacious alfresco area via bi-fold doors; in addition, a viewing balcony sits at the easterly end of the dining/kitchen area;

*The modern kitchen with quality appliances (dishwasher, stove and oven), breakfast bar and opening onto to a deck is conveniently accessible from various points;

* A stunning feature is the fish tank. Complete with fish, plants, filters, lights and logs at top of stairway, it can be viewed from below and from the living area;

*Three decks and a balcony on this level take in a variety of views from the property;

*The main bedroom is isolated peacefully from the rest of the house. The bedroom has a large walk-in robe and en-suite, a wall-mounted TV and Sonos Bar. At one end, a glazed wall with an electric blind opens onto a spacious roof deck with views over the golf course and towards the coastal sand dunes.

Amaroo was designed for the indoor- outdoor living in its' near perfect setting at Moonah Links. Outdoors, gardens for enjoyment blend with covered living or entertainment areas. Seamless movement between indoors and the outdoor spaces on both levels, add to the peace, tranquility and security of this unique property. Surrounded by usable green space and within walking distance of the facilities at Moonah Links including two championship golf courses, restaurant, golf pro shop, bar/coffee shop, gym and tennis court, makes for a healthy lifestyle.

Call John Couper On 0411 88 46 41 to arrange a private viewing of the stunning property.

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