



## 9 Watsons Bend, Fingal Looking North-West From Front Deck



### Spacious, Contemporary, North-Facing Residence with Great Views at Moonah Links

Indulge yourself in the wonderful Moonah Links Lifestyle from this four bedroom, north-facing townhouse (one of two only). Once inside the gated residential precinct, the drive to 9 Watsons Bend meanders through the naturally beautiful environment and pristine golf course to arrive at the Watsons Bend cul de sac. As an investment property for the current owners, it has provided an excellent return.

Here at 9 Watsons Bend, one will marvel at: the spacious indoor living spaces flowing to a private, covered alfresco area; the art gallery-sized walls of the interiors providing ample display areas for art and artifacts and of course, the magnificent views over the Legends Course.

The design of this home has a functional layout with main living area and master bedroom on the upper level from which to soak up the views. These spaces embrace the landscape with double glazed, large windows and sliding doors and outdoor living spaces including a full-width, north-facing balcony at the front of house and the spacious alfresco living area at the rear, which is protected from the elements making it ideal for entertaining. This open-air living area enhances the aesthetics and comfort of this design.

The residence comprises:

**At entry level** are 2 carpeted guest bedrooms each with an en-suite and built-in cupboards; large double garage with high ceiling and with internal access; spacious laundry with loads of storage.

**Upper level:** Opening to the covered alfresco area and viewing balcony is the open plan living area with dining area and living room; a second large living area with a cosy gas fireplace; master bedroom with ensuite; fourth bedroom/office and guest powder room.

4 4 4 357 m2

**Price** \$1,585,000 - \$1,600,000

**Property Type** Residential

**Property ID** 578

**Land Area** 357 m2

#### Agent Details

John Couper - 0411 884 641

#### Office Details

Fingal

55 Peter Thomson Drive, Fingal VIC 3939

Australia

0411 884 641

**COUPERS**  
LIFESTYLE PROPERTIES

Features include:

Kitchen with pantry and stone bench tops;

Australian hardwood cladding which means little maintenance;

Double glazing throughout; gas fire place plus reversed cycle heating and cooling;

American oak flooring throughout living areas; Carpeted bedrooms;

Good separation of master bedroom from remaining bedrooms within the design ensures open plan living at its' best.

Viewing is by appointment only of this residence which is currently leased until May 2024, earning a good return for the owners.

For more information about living at Moonah Links, visit our website. Phone John 0411 884 641 to arrange an inspection of this property at a time that suits you – our Office is at Moonah Links, by the first tee and we are available 7 days a week including evenings over Summer to show you this property.

*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.*