



8 Nagles View, Fingal



OFFERS INVITED: A Luxury, Low-Set Home with Sweeping Fairway Views

Simplicity, clean lines and serenity.

This well designed, low-set home with golf course frontage is perfectly situated in a cul-de-sac within a highly coveted, gated residential precinct on the world-class Moonah Links golf course. Ideal as a family home, or for downsizers with guests. Land size 890 m2.

From the entry you are beckoned down the gallery hallway, which art collectors will relish, past the study, bedrooms, powder room, and laundry room. Just down a few steps leads to the living areas with a 180 degree outlook.

The relaxed open plan kitchen, dining and family areas at the rear enjoy tranquil extended views of the Legends Golf Course 3rd tee box, 17th and 18th fairway and greens, as well as beautiful sunsets year round. Family areas extend seamlessly through stacking sliders to a full length private alfresco where you can enjoy the quiet solitude, or happily entertain your guests.

The property has recently been revitalized with a number of improvements to make it even more comfortable and easier to maintain including: stacked stone cladding to the exterior facade; architecturally designed front gate, custom Luxaflex PolySatin plantation shutters, painting of the interior; solar panels added to achieve reduced energy charges; fully enclosing the second alfresco and outdoor courtyard for privacy with new stairs leading down to the veggie/herb garden; high efficiency washer/dryer, Ring doorbell and security lighting, and additional low maintenance native coastal landscaping.

This one-level residence comprises:

* a vast open plan: main living area with gourmet kitchen, dining and lounging area opening to the covered outdoor living/entertaining area with BBQ

4 Beds 2 Bathrooms 8 Car Spaces 890 m2

Price	OFFERS INVITED
Property Type	Residential
Property ID	593
Land Area	890 m2

Agent Details

John Couper - 0411 884 641

Office Details

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COUPERS
LIFESTYLE PROPERTIES

*a generously sized main bedroom with walk-in robe and ensuite with double vanities, luxurious freestanding spa bath and large shower;

*2 additional queen sized bedrooms with built-in robes and adjoining family bathroom; and 2 flexible rooms currently used as a media room and study, guest powder room;

*laundry room with built in closets, high efficiency washer/dryer and additional large storage area above;

*a second fully enclosed private alfresco, and courtyard with fire pit accessed from the garage, dedicated raised bed herb/veggie garden located below.

Features include:

* Neutral colour palette;

* High ceilings, polished porcelain tile flooring, and premium carpet in bedrooms;

* Solar panels for energy efficiency and savings;

* Fully equipped chef's kitchen with quality DeDietrich built in stainless steel appliances (wall ovens, multi-function microwave, cappuccino/coffee machine, induction cooktop), fitted refrigerator, dishwasher, ample cabinetry, stone benches, walk-in pantry and server;

* Gas log fire and bar area with 54 bottle wine rack in main living area, reverse cycle air con, alarm system, In-floor ducted vacuum;

* Large double remote access car garage with built in storage, work bench, internal entry, and space for golf cart, small boat, or caravan

* Speedy automobile access to Nagles View being first residential precinct of Moonah Links off Trumans Road.

Surrounded by 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, walking tracks, and minutes from health spas, Bay and ocean beaches makes for a healthy lifestyle all round.

Phone John on 0411 884 641 to arrange a private viewing of this stunning Resort property. Coupers are on-site at Moonah Links 7 days a week - give John a call if the office is unattended, he will not be far away.

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