



11 Old Tom Morris Lane, Fingal



Embracing the North on Moonah Links

This modern new house takes full advantage of the north and east on this large block. The open-plan living areas open to a northern deck with in-built seating and a full-width easterly deck which spill onto the level grassy back yard.

This house is of generous proportions on Moonah Links has been thoughtfully designed and made by HIA award winning builders Neil Williams and Sons (www.neilwilliamsandsons.com.au) and comes elegantly furnished with high-end designer furniture.

The siting of the build on this particular large block (the largest housing block on Moonah Links) within the Old Tom Morris residential precinct, also maximises the desirability of this property.

Features:

The house comprises 4 bedrooms and 3.5 bathrooms. The build is comprised of stacked cuboids arranged over two levels up the slope to take advantage of the great views and then opening out to a large flat, usable back yard. The large, double-glazed, grey laminated windows throughout not only provide protection from the sun but privacy and light-filled interiors.

The whole building is clad in slim shimmering timber slats of vertically running, sustainable western red cedar. The rear garden has room for a pool and is already enclosed with a high fence which offsets the property with its transparency. Overall, the design of this spacious home allows good cross ventilation, magnificent views and outdoor spaces including a generous garden on all sides of the site.

At entry level are the quiet sleeping spaces: 3 spacious, double bedrooms (one with a luxury en-suite), a spacious family bathroom with bath tub and laundry equipped with European appliances. The large garage has internal access to the house and utility area. This level offers a streetscape, garden and adjacent open green-space and rural views.

The spine of the house, the wide, central staircase, leads up from the entry level to

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Price	SOLD
Property Type	Residential
Property ID	287
Land Area	1,680 m ²

Agent Details

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the living and entertaining spaces with sweeping views all round including northerly, and easterly views of the golf course and surrounding district. Turn around, and on the west one has magnificent rural views through the grey laminated windows across the treetops of the community tennis court and playing field to the adjacent pastoral land. These living spaces include two sitting areas, spacious dining area, gourmet kitchen and separate pool room with bar and guest powder room. Detailing of the kitchen cabinetry with Italian stone benchtops relates to the theme and colour scheme used throughout the house. All living areas open onto the large, timber decks (north and east) which are perfect for entertaining. Also on this level is the luxurious master suite with walk-in- custom-built robe with pull-down high hanging rack for additional storage and large bathroom with separate toilet.

In contrast to neighbouring homes, the house sits back and engages the street at both levels with its open front garden with a circular driveway, additional parking bay and the street-front glazing on both levels. Centred on this large block of 1687 sqm approximately, the extensive landscaping has created level terraces and a large, flat back yard overlooking the 8th hole of the Open Course.

Other Features: 6 Star Energy Rating; High ceilings; Tasmanian Oak flooring; Keyless Entry and Video Intercom System; Luxury appointments including designer furniture, furnishings and fittings. Enjoy the resort facilities including: two championship golf courses, restaurant, bar, spa, gym and golf pro shop. The Peninsula Hot Springs is at your front gate.

Phone John Couper 0411 88 4641 to arrange a viewing at a time that suits you. Our office is on the golf course by the first tee and we are available 7 days a week to introduce you to this magnificent, quality property at 11 Old Tom Morris Lane, Moonah Links, Fingal.

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