



7 Woodland Way, Fingal



A Home in Harmony with Its Landscape on Moonah...

**A rare and extraordinary opportunity to own this property in this private, secluded, peaceful spot amidst beautiful native trees in one of the most exclusive enclaves on Moonah Links. This near-new, modern minimalist home, sits in harmony with its landscape, set well back from the street on this magnificent block of 906 sqm and with no close neighbours.**

Imagine living in this contemporary home nestled in a woodland of ancient Moonah trees up to 500 years old. Enjoy uninterrupted views of the gently wooded golf course, views of the 14th and 16th green of the Legends Course and out towards the coastal dunes from the living areas and generous master bedroom on the first level. For a closer look, step out onto the large private deck or wander down the garden for a closer look at the 16th green of the Legends Course. The property fronts on to the golf cart track which is ideal for walkers.

**The Build:** Outside, are naturally weathering timbers typical of the preferred architectural style on Moonah Links, complements the landscape. Inside, quality finishes include stone bench tops, polished timber floors quality appliances and fittings.

Built to accommodate the natural slope and contours of the land, this cleverly designed, split-level home can be entered at ground level from the front and rear with just a few stairs internally separating the levels.

The house comprises:

This light-filled house features a dramatic entry hall with views through to the gently wooded Legends Course and back to towards the Open Course.

On the upper level, full width windows and stacking glass doors frame the length of the open-plan living area, capturing relaxing green views and emphasizing the home's openness. This warm and spacious living area grounded with Tasmanian Oak

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Price	SOLD for \$950,000
Property Type	Residential
Property ID	315
Land Area	748 m2

#### Agent Details

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floors invites you outside to the full length covered deck to create a seamless plane between the interior living room and the exterior. The spacious kitchen is accentuated with white cabinets, stone counter-tops, and tree-top views that complete the modern ambience. On this level also, with green views, is the spacious Master Bedroom with ensuite and walk-in-robe.

On the lower level area there are a further two bedrooms with built-in robes; study/gym with access to the garden; tiled bathroom; European laundry; flexible-use room with built-in cupboards for use as TV/office/4th bedroom opening directly to flat, lawned area; double garage with space for golf cart and with internal access to upper level; separate storage area. This lower level opens to the garden through sliding glass doors.

**Features include:**

Tasmanian Oak floors throughout living areas; carpeted bedrooms; designer sanitary ware; fully tiled bathrooms, quality fittings and appliances; kitchen with loads of storage; full-width, ceiling to floor stacking doors to covered deck; high ceilings; easily maintained garden; low maintenance build design.

All this and short stroll to the Clubhouse with restaurant, bar, golf pro shop and day spa makes it idyllic location.

This property would make an ideal retreat to escape the busy urban lifestyle or a permanent home to enjoy a quality lifestyle. Just an hour from Melbourne CBD and a few kilometres from the ocean and Bay beaches, shopping centres, golf courses, Hot Springs and other major attractions.

Phone John 0411 884 641 to arrange a viewing.

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