



17 Woodland Way, Fingal



## Move the Family in For Summer

Great value for a low maintenance house of this quality and size, on block in prime location on Moonah Links. This spacious two level home, exclusively designed for family living offers four bedrooms and three internal living areas, two full-width decks, pool and northerly and easterly views over the golf course and surrounding rural district. Golf course family living in a well-managed, gated community within a world-class resort.

The property is set in one of the most sought-after streets on Moonah Links - lined with ancient moonah trees and so close to resort facilities. At the rear, the property fronts onto the natural bushland of the golf course and the natural materials used in construction, including the concrete render and the Australian hardwood facade, adds to its appeal in its great setting - complete with an ancient Moonah tree in the garden. There remains space on the building envelope to extend towards the golf course and take in even more views - an opportunity to put your stamp on the property.

The home comprises:

### At entry level:

Recreational space and separation abounds at this level including: The spacious central lounge/family room conveniently adjoining the spacious laundry and kitchenette which opens to the northern sun deck and accesses the garden and pool; office/games room/media room; three double bedrooms - each opening to the full-length, covered deck, garden and pool; guest powder room; bathroom with bath tub, toilet and shower; large double garage with internal access and room for golf cart and more.

**Upper level:** Relax in open-plan Living/Dining and Kitchen area with Tasmanian Oak flooring to enjoy the magnificent views across the naturally beautiful, surrounding

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**Price** SOLD for \$1,130,000  
**Property Type** Residential  
**Property ID** 340  
**Land Area** 765 m2

### Agent Details

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landscape and golf course. This living area extends to the full-width, upper outdoor living area/entertaining deck; Guest Powder Room; the Master Bedroom with ensuite and double walk-in-robos also boasts great views and opens to the deck.

**Special Features** of this property in its setting include:

- \*The simple, functional design allows flexibility for use of space and takes advantage of the naturally beautiful landscape with the main living and sleeping areas of the house enjoying the privacy it enables and views of this natural environment;
- \*The internal design of the house is distinguished by its great separation for family or guests with internal living and entertaining spaces on both levels, three double bedroom on ground floor, luxury master bedroom with ensuite on upper level and the accessibility to the outdoor living areas on both levels.
- \*Nestled into the natural contours of the landscape, the property is protected from much of the prevailing elements;
- \*The outdoor living areas of this contemporary home are distinctive of the Moonah Links lifestyle and enhances the aesthetics and comfort of this home;
- \*Land size is 765 sqm approximately.

**Other features** include: Upstairs modern kitchen with loads of storage, European appliances with wide oven and refrigerator; Quality fixtures and fittings including glass sliding doors from all rooms to decks which maximises natural light and ventilation; Loads of storage throughout; Neutral tones throughout to blend with any interior design choice; Tas Oak timber flooring to upstairs living area; Carpet to bedrooms and ceramic tiles to other areas; 4 toilets ( 2 upstairs and 2 downstairs). Beat the summer heat with the easterly-facing, full-width, covered deck, pool and grassed area - sun in the morning, cool in the afternoon.

This home is just a few years old with builder's warranty remaining. For more information about living on Moonah Links, visit our website and follow the link to our Moonah Links property site.

Phone John 0411 884 641 to view this property at a time that suits you.

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