



22 Woodland Way, Fingal



North-facing on Moonah Links, one level residence

Set on a large, **level block of 957sqm** approximately, this north-facing, near new, **one level residence with tiled concrete and solar-heated pool**, overlooks the Open Course at Moonah Links.

This sophisticated, contemporary residence with a wonderful golf course frontage offers many unique features. Situated in one of Moonah Links exclusive enclaves, it is designed and built to take advantage of its unique location looking across the Open Championship Course and to blend with the surrounding natural environment. Upon entering, the living area is naturally well lit and inviting with expansive windows to bring the surrounding views inside coupled with sliding doors that lead to the deck, solar-heated pool and landscaped terrace.

Encompassing four bedrooms (Master bedroom with ensuite and walk-in robe), office/study, family bathroom with separate toilet plus a guest powder room, this one-level residence has a good, functional layout. Large windows, sliding glass doors and high ceilings all provide a sense of openness and unity with the outside landscape. The combination of clean lines and natural textures and colours of this very well appointed retreat create an uncluttered and sophisticated aesthetic. It also offers many custom features such as double glazing throughout, concrete kitchen bench top, solid timber flooring of polished Wormy Chestnut, colour intercom and electric front door opener, electric blinds, automatic lighting in garage, drying cupboard, soft closing cabinetry throughout, underfloor heating in master bedroom ensuite, ducted air-conditioning and ducted gas heating, fitted robes in all bedrooms, ducted vacuum and walk-in cellar/bar. The galley kitchen incorporates a breakfast bar overlooking the pool, butlers pantry and freestanding Smeg stove with 900mm oven and the large garage includes a gym/ storage area.

The attention to detail found throughout the interior of the home, is also evidenced in the low maintenance, water-wise garden with native landscaping and extensive

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Price	SOLD
Property Type	Residential
Property ID	385
Land Area	957 m2

Agent Details

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Office Details

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COUPERS
 LIFESTYLE PROPERTIES

garden lighting.

Conveniently located on the southern Mornington Peninsula, just one hour from Melbourne CBD and minutes from seaside towns of Sorrento and Rye, this property on 957 sqm of level land, is a destination unto itself offering the best of both worlds; Moonah Links world class golf resort and complete solitude. To learn more about living on Moonah Links, go to our website and follow the link to our Moonah Links Property site.

Contact John on 0411 884 641 to view at your convenience. Our office is on Moonah Links and open 7 days a week.

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