

Sold



22 Old Tom Morris Lane, Fingal



## New Luxurious Designer Home on Moonah Links

Design and Construction: Neil Williams and Sons, Mornington Peninsula, Vic.

To find out more about the construction team, visit our website and follow the link to our new-buildhousing site.

This spacious home, enviably located with unrivalled views, harmonises with the surrounding, stunning coastal landscape. Built within strict guidelines to ensure the design and materials complement its immediate environment, the use of natural materials and clean design lines have created such contemporary appeal and timeless functionality.

Enjoy uninterrupted, panoramic views over the championship golf course to the landscapes beyond ranging from The Cape Schanck Lighthouse, across the rural land on the horizon to Arthurs Seat. Moonah Links Resort is centrally located on the southern Mornington Peninsula where the natural environment is so contrasted and unique. This property, on a prime block of approximately 1217 sqm, with an extra-wide, golf course frontage of 32 metres, is surrounded by a naturally beautiful environment as seen in the images, minutes from the calm Bay beaches and the wild ocean coastline, surf beaches and National Parks.

The outside with naturally weathering timber, concrete façade, stone features and crushed granite in the landscaping, belies the up-to-the-minute materials and technology within the build. Designed for most interior spaces and all outdoor living areas to be north-facing, it is a haven of peace. Accommodation includes: a luxurious master suite; four additional bedrooms (three double and one single - all larger than average sized bedrooms); study/ 6<sup>th</sup> bedroom; three bathrooms and two guest powder rooms. The generous-sized spaces/rooms and openings allows for flexible use of space throughout the house and great separation for family or guests. Even the large garage is a multi-purpose space with polished concrete floor, high ceiling and views. The three beautiful outdoor living/entertaining areas, angled to take

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**Price** SOLD for \$1,625,000  
**Property Type** Residential  
**Property ID** 404  
**Land Area** 1,217 m<sup>2</sup>

### Agent Details

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advantage of views and to complement the contours of the land, surround and complete this house which has been designed and built by award winning builders, Neil Williams and Sons.

Access the Clubhouse/golf course/neighbouring winery via the adjoining golf cart track in the four-seater golf cart that comes with the purchase of the property. Walk to the neighbouring Hot Springs and tennis court and bbq area for residents of Old Tom Morris Lane.

Features and quality finishes of this furnished home includes:

- Two spacious living areas enjoying panoramic views and access to decks
- Tall, custom double glazed, grey laminated glass windows and doors throughout for comfort, privacy and great viewing of the landscape
- Light-filled throughout with 3 metre high ceilings
- American Oak flooring in entry-level living areas and stairs to lower level
- Large, light-filled, open-plan main living area with gourmet kitchen with Italian Calcutta marble benchtops and separate pantry; open wood fireplace ; modern minimalist furniture including solid American Oak 12 seater dining table
- 6 Star Energy Efficient; Keyless Entry; Intercom; Surround sound system inside and out
- Three phase, ducted air-conditioning throughout; Monitored external video camera
- Natural Bluestone tiles and frameless shower screens in all bathrooms
- Architectural P50 Shadow line plastering
- Lower-level living area with equipped kitchenette, powder room and guest suite
- Polished concrete floors (Hyper floor concrete polished) in all lower level rooms including the spacious garage
- Architecturally-designed minimalist landscaping with stairs to the flat grassy terrace fronting the golf course
- Room for a pool/spa
- Modern minimalist furniture throughout

Viewing by appointment only. For more information about living on Moonah Links, visit our website and follow the link to our Moonah Links Property site.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*