

Sold



44 The Ridge Rd, Fingal



Exclusive New Residence with Superb Views on Moonah Links

Overlooking a number of fairways on Moonah Links, this new home is privately situated on a block of approximately 840 sq m, opposite the green space surrounding the 4th tee and within walking distance to all the Moonah Links facilities including two championship golf courses, the adjacent tennis court and the clubhouse with bar, restaurant, day spa and golf pro shop.

With natural cedar and concrete exterior, the design caters to this resort lifestyle by connecting the inside-outside spaces. To enjoy the uninterrupted views of the Legends Course, the northern elevation maximises openness and blurs the distinction between interior and exterior in the living area and master bedroom.

Street entry is through greenery via a timber ramp. Once inside on the light-filled main floor, from the glazed living room, kitchen and dining area to the spacious deck, you enjoy a full view of the outdoors including the golf course (views of the 6th, 7th, 8th, 9th and 10th fairways) and natural bushland,

Near to the entry are: the spacious, specially fully-insulated media room, office and, study/workstation area. The kitchen/dining area opens onto a section of the large deck that is semi-roofed and timber-sided. The modern gourmet kitchen is also part of this prime social zone with marble benchtops and integrated Miele appliances including two ovens, microwave, dishwasher, coffee machine and refrigerator. Along with this great kitchen is the butler's pantry fully fitted with dishwasher, sink and refrigerator, loads of storage and benchtop space for food preparation.

Accommodation includes five bedrooms, four bathrooms, powder room and office/study. The master bedroom with large sliding doors to the deck and a luxurious ensuite, is separate to the other three bedrooms on this level.

The spacious lower floor with internal access contains: a fifth bedroom with ensuite and walk-in-robe, opening to a private deck and the grassed terrace; a huge garage/flexible use area (ideal for entertaining/games/workshop) with space for at least 6

🛏 5 🚿 4 🚗 8 📏 840 m²

Price	SOLD for \$1,550,000
Property Type	Residential
Property ID	423
Land Area	840 m ²

Agent Details

John Couper - 0411 884 641

Office Details

Fingal
55 Peter Thomson Drive, Fingal VIC 3939
Australia
0411 884 641

COUPERS
LIFESTYLE PROPERTIES

cars and; a large, separate storage area.

The features of this quality, new build are many and include: providing ample space for all the various social functions and new technologies that a modern home now has to accommodate; two hot water services (1 gas, 1 electric); American Oak flooring; double-glazed windows; tinted windows on west; fitted blinds throughout; ducted heating and cooling; gas fire-place; master bedroom and deck with ceiling fans; custom cabinetry including solid timber cabinetry in bathrooms and theatre room; spacious laundry with custom cabinetry; professionally landscaped, easy-care garden with level grassed areas for play and additional room for guest parking. Viewing is by appointment only. Phone John on 0411 884 641 to arrange. 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.