



30 Muirfield Lane, Fingal



### North-Facing, Single-Level Home Fronting 18th Fairway

This single level home with uninterrupted north-facing golf views that will never be built out, is fronting the 18th fairway at Moonah Links. The dwelling features a modern, clean design and the low maintenance garden makes life easy. The design incorporates the strong contrast between the black exterior and white gallery-like interior. The open-plan interior living area with floor to ceiling glass sliding doors to the new alfresco outdoor living area, allows the option of integrating this external living area.

From the architect redesigned layout, installation of the latest technology in energy storage and appliances, to the mixture of timber and polished concrete flooring contrasting with the elegance of marble and the carefully chosen lighting, the result is a completely new look for this home.

The following inclusions show how much thought and effort has gone into what is a most desirable, comfortable home designed to simplify one's life in this beautiful setting: 6 KW SOLAR SYSTEM with TESLA storage battery and monitoring app; Alarm system and exterior sensor light; Velux window in study with rain sensor for auto close; All windows are double glazed; Driveway widened to accommodate a car without blocking the garage; Reverse cycle air con living area and all bedrooms; Ceiling fans in living area and main bedroom; Ducted vacuum system; Gas-heated pool and spa overlooking the 18<sup>th</sup> fairway; Double-height outdoor living space allows for transparency through the open-plan interior living area and, there is a gas bayonet for bbq and 2 built in subzero drinks fridges.

The internal social areas of the house are stunning. The ultra-modern kitchen with extensive use of Calacatta marble, includes an Asko integrated dishwasher, insinkerator and hot water dispenser, Miele integrated refrigerator and Miele integrated freezer, a Bosch 5 burner induction cooktop with Qasair ducted range hood and the fan-forced 900mm oven. The pantry is equipped with sensor lighting,

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**Price** SOLD for \$1,060,000  
**Property Type** Residential  
**Property ID** 454  
**Land Area** 378 m2

#### Agent Details

John Couper - 0411 884 641

#### Office Details

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

**COUPERS**  
 LIFESTYLE PROPERTIES

sink and dishwasher drawer.

The living and dining area with high ceilings, Royal Oak herringbone engineered floor boards and surrounds is filled with natural light and ventilation creating a fluid and contemporary space. The residence also has: a Study/TV room; Main bedroom with ensuite and built-in robes; two guest bedrooms with built-in robes - each have a private deck and adjoin the Jack and Jill bathroom; a guest powder room; laundry with loads of storage and garaging for one vehicle and golf cart plus off-street parking for two vehicles. Ample visitor parking is directly opposite the residence. Land size approximately 378 m2

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