



10 Nagles View, Fingal



## So Appealing – With Great Views, A Luxurious, New-Build Resort Home at Moonah Links

This is a brand new, six bedroom, architect - designed Resort home with golf course frontage at Moonah Links Golf Resort. Designed and constructed within strict guidelines and using up-to-the-minute technology and selected materials to complement its' naturally beautiful setting, have created a residence with such contemporary appeal and timeless functionality. The property not only has extensive golf course and beyond views but also has adjacent and neighbouring greenspace adding to its' appeal for those wanting a quiet, relaxing coastal retreat on the southern Mornington Peninsula.

In an enviable location on a block of 874 sq m, within a gated, well-managed residential precinct, the property enjoys wide uninterrupted views over The Legends Course to the landscapes beyond ranging from the Open Course, the Peninsula Hot Springs and towards the sand dunes of St Andrews Beach and Rye Back Beach. Enjoy the tranquillity and the world-class amenities of Moonah Links Golf Resort as well as access from your Resort residence to the Hot Springs and neighbouring Cups Winery via golf cart tracks.

Upon entering the home with its' double height void, one experiences the spaciousness which characterizes this residence. Special features of this appealing home include: Large, concrete, fully-tiled swimming pool; Commercial double glazed windows and doors throughout for comfort and great viewing of the landscape; Premium grade, wide oak flooring in longest available lengths throughout; Three phase power to suit appliances load, heating and cooling and lights load; Heating and cooling throughout including a large, commercial unit servicing lower level and guest bedrooms on upper level and split-systems in all other areas plus gas fireplace; Two hot water services; 5000 L water tank under house (in addition to town water supply); Quality sanitary ware, shower mixes and tapware throughout the home.

6 3 5 874 m<sup>2</sup>

<b>Price</b>	SOLD for \$1,860,000
<b>Property Type</b>	Residential
<b>Property ID</b>	488
<b>Land Area</b>	874 m <sup>2</sup>
<b>Floor Area</b>	567 m <sup>2</sup>

### Agent Details

John Couper - 0411 884 641

### Office Details

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

**COUPERS**  
LIFESTYLE PROPERTIES

At Entry Level:

- Large, light-filled, open-plan main living/dining area with golf course views and opening to pool deck;
- Gourmet kitchen with full butler's pantry, quality cabinetry, stone benchtops and complete with all Miele appliances including: integrated refrigerator and freezer; 2 ovens (steam/microwave); coffee machine; 2 fully integrated dishwashers and wine fridge;
- Laundry with LG washer and dryer plus loads of storage;
- Accommodation at this level includes: a bedroom with ensuite and second bedroom/office); guest powder room.
- Second living room/theatre with golf course views.

First Floor:

- Luxurious master suite with magnificent views from bedroom and own deck plus ensuite with stone bath tub and walk-in robe;
- Three additional bedrooms; family bathroom; separate toilet; kitchenette.

Lower Level: Extra-large garage with workshop area, storage area and golf cart garaging.

Viewing by appointment only. Phone John Couper on 0411 884 641 to arrange a time to view the property. For more information about living at Moonah Links visit our website.

*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.*