



30 Muirfield Lane, Fingal



## A Small House That Lives Large at Moonah Links

Just over 18 months ago, the architect-designed residence at 30 Muirfield Lane was extensively renovated and retrofitted with the installation of the latest technology in energy storage (Tesla Battery), integrated Miele appliances, new timber flooring, marble benchtops and more. Now there is more.

Over this past 12 months, the new owners of 30 Muirfield Lane have undertaken further improvements with care and attention to every detail to make this low-set home in a magnificent setting at Moonah Links, even more appealing, dramatic and so liveable.

The house has a great orientation and location – north-facing, in quiet setting with golf course frontage – the 18<sup>th</sup> on The Legends Course, walking distance to the Clubhouse and golfing facilities.

So much has been packed into this small footprint - a 378 sqm block. From the street one would not imagine that there are: three bedrooms - each with new en-suite and built-in robes and two have own private courtyard; Study/TV Room with green views and a Velux skylight; a library nook; separate laundry with loads of storage; a guest powder room; plus generous living areas.

For those who enjoy entertaining or for those who want to sit back and enjoy the view from the comfort of their living room, there is the well-planned living area which includes: sitting and dining areas, library nook, gourmet kitchen and fully-equipped butler's pantry – all with custom-designed cabinetry.

The kitchen is stunning with:

- extensive use of Calacatta marble
- Asko integrated dishwasher
- in-sinkerator and hot water dispenser

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 378 m2

<b>Price</b>	SOLD for \$1,200,000
<b>Property Type</b>	Residential
<b>Property ID</b>	509
<b>Land Area</b>	378 m2

### Agent Details

John Couper - 0411 884 641

### Office Details

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**COUPERS**  
 LIFESTYLE PROPERTIES

- Miele integrated refrigerator and Miele integrated freezer
- Bosch 5 burner induction cooktop with Qasair ducted range hood and the fan-forced 900mm oven.
- The butler's pantry is equipped with sensor lighting, sink and dishwasher drawer.

The open-plan indoor living area extends to the outdoor area with the heated pool and spa. This area has been enlarged to enjoy an even better view of the 18<sup>th</sup> fairway and green on the Legends Course. This spacious area can be "closed off" for privacy and protection from the elements with blinds.

The following inclusions show how much thought and effort has gone into the overall layout, efficiency and design changes for what is a most desirable, comfortable home:

- 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;
- Quality floor covering throughout including new tiling and carpets; Polished concrete in high traffic areas.
- Reverse cycle air-conditioning in living area and all bedrooms; Ceiling fans in living area and main bedroom;
- Ducted vacuum system;
- 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;
- Gas bayonet for bbq and 2 built in subzero drinks fridges;
- Living and dining area with high ceilings is filled with natural light and ventilation and has Royal Oak herringbone engineered floor boards
- Garaging for one vehicle and golf cart plus off-street parking for two vehicles. Ample visitor parking is directly opposite the residence
- Fenced all round including glass panels.
- Low maintenance garden; Land size approximately 378 m2

FLOORPLAN IS COMING SOON.

Call John on 0411 884 641 for more details about this property.

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