



27 The Ridge Rd, Fingal



Enjoy the tranquility and privacy of seamless indoor/outdoor living. This well-planned four/five bedroom family home situated on a 780 sq m level block in a gated residential precinct at Moonah Links, has been designed specifically for this coastal resort lifestyle. The design of 27 The Ridge is characterised by space. It takes full advantage of north/north-easterly aspect and the connection between the internal and external living spaces and the pool. With available land being so scarce at Moonah Links for new-builds, this solidly constructed home can be easily updated to suit your tastes and add more value to the property. Coupers can connect you with local building experts should you wish to make any changes. All the large jobs have just been done before listing including: Tasmanian oak floors been re-sanded and sealed; interior and exterior painting re-done; timber deck re-painted; new New Zealand woollen carpets installed in the bedrooms.

With the outdoors playing such a significant role in everyday life at Moonah Links, this home features an ingenious large north-facing outdoor living area/deck in the heart of the home. This outdoor area (approximately 15 squares of deck) with a solar-heated, double-lap pool with lights, is accessible from the main bedroom, the open-plan internal living area and the downstairs shower room/guest powder room. From this outdoor area, there is a gate to the adjoining greenspace with community tennis court and bbq facilities. For more outdoor enjoyment, stroll through the naturally beautiful environment of Moonah Links - past the 16th and 17th fairways to the clubhouse with 2 championship golf courses, golf pro shop, restaurant, bar and Members' gym.

Features of this two-level home include:

- *Daily living at entry level including: open plan living, dining and kitchen area; main bedroom suite; study/office/5th bedroom; shower room/guest powder room; laundry with loads of storage opening to the utility area;
- *Kitchen with loads of storage - custom-built cabinetry, stone bench tops, large walk-in pantry, double Miele ovens, Miele dishwasher and other European appliances;

4 bedrooms 3 bathrooms 2 car spaces 780 m²

Price SOLD for \$1,530,000
Property Type Residential
Property ID 518
Land Area 780 m²

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- *Views of the surrounding landscape - Arthurs Seat and farmland of Boneo - from the spacious upstairs living room on second level; view of greenspace from lower level;
- *Separation of the main bedroom suite from the remaining bedrooms. The main bedroom suite opens to the outdoor area and includes loads of custom-designed storage, walk-in robe and spacious ensuite;
- *On the upper level: three spacious bedrooms, family bathroom accessible and a large living area with views;
- *The large outdoor living area with timber deck freshly painted, eliminates much garden maintenance - instead a great space for manageable containerised gardening and green walls;
- *The solar-heated double-lap pool and pool deck are partially protected undercover from the elements which enhances the aesthetics and comfort of this design;
- *Large garage with internal access plus separate golf cart garage and workshop;
- *Exterior cladding to blend with the environment - stone, timber and concrete render - designed for low maintenance;
- *Low maintenance native garden (berm) along the street frontage provides privacy.

Other quality appointments include:

Hydronic heating throughout; air conditioning; quality Tasmanian Oak flooring freshly re-sanded and re-sealed; new NZ wool carpets in bedrooms; high ceilings throughout; wide halls; ducted vacuuming; retractable fly screens and folding timber doors for seamless access from the internal to external areas.

Everything from interaction with the surrounding environment, the changing needs of the family over time, comfort and quality has been considered at 27 The Ridge Road. Just minutes from shopping centres, surrounding golf courses on the southern Peninsula, Sorrento, McCrae and Rye, shopping and commercial centres, Bay and ocean beaches, wineries and other tourist attractions. With available land being so scarce at Moonah Links for new-builds, this solidly constructed family home can be easily updated to suit your tastes and add more value to the property. Coupers can connect you with local building experts should you wish to make any changes.

Contact John Couper 0411 884 641 to arrange a viewing of this property.

For more information about living at Moonah Links, visit our website.

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