



## 34 Muirfield Lane, Fingal



### Discover Great Views, Privacy and Tranquility at the End of The Lane at Moonah Links

Looking for a property with golf course frontage and a stylish place to relax, surrounded by naturally beautiful environment?

34 Muirfield Lane with minimalist design features provides all this and there are still opportunities to improve the value of the property in the future. An ideal property for those wishing to invest at Moonah Links or downsize to a peaceful, well-managed and secure environment

Be greeted by an ancient moonah tree as you enter this property set on a level block of approximately 731 sq m fronting the 17<sup>th</sup> fairway of The Legends Course – your borrowed landscape. This residence, with low maintenance landscaping, good separation for family/guests and within walking distance of all the resort facilities comprises:

- 2 living areas (one overlooking the fairway and the other overlooking the sunny courtyard);
- Kitchen (with walk-in pantry) and dining area with views both ways;
- 3 bedrooms including Main Bedroom with great views and ensuite;
- Study area opening to deck overlooking fairway;
- Timber decks to enjoy outdoor living;
- Family bathroom with bath tub, shower and toilet;
- Guest powder room; laundry;
- Spacious garage for one vehicle (easily converted to dual); plus separate large golf cart garage. Room for additional parking on site.

Other features include: Cedar and steel cladding; Quality timber flooring on lower level; carpeted upper level floors; security system; ducted gas heating; reverse-cycle air conditioning; double-glazed large picture windows and doors.

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**Price** SOLD for \$1,350,000  
**Property Type** Residential  
**Property ID** 525  
**Land Area** 731 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

Resort facilities include: 2 championship golf courses; restaurant, bar, golf pro shop and Members' gym. For more information about living at Moonah Links, visit our website. To arrange a viewing of this property, call John on 0411 884 641

*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.*