

Sold



## 19 Woodland Way, Fingal



### Do You Want Great Views?

At 19 Woodland Way at Moonah Links, the views are magnificent and so varied – across the Legends Course and distant farmland to the coastal dunes of St Andrews Beach, then over the Open Course, towards the Bay and sweeping around to the Clubhouse with Arthurs Seat beyond – 270 degrees!

This architecturally designed, exclusive residence has five bedrooms, two interior living areas and a number of outdoor living spaces including 3 decks.

The house is near-new and was designed with clean lines and an aesthetic focused on serenity and spaces that contribute not only to the interior of the house but also maximise the property's connection to its' naturally beautiful surroundings and uninterrupted views. The slightly elevated location and the openness of the design enables the sweeping views to be enjoyed in privacy. Land size is approximately 707sqm.

Special features include:

- The main open-plan living area at entry level with 3m ceiling, wide-planked oak flooring, gas fireplace and tall glazed sliding doors, opens on the north-east to the heated, concrete pool overlooking the Open Course and beyond towards the Bay and to Arthurs Seat while the rear of this area opens to a covered deck overlooking The Legends Course and beyond to the horizon towards Bass Strait;
- The gourmet kitchen with stone bench tops, two ovens, butler's pantry also enjoys great views;
- Circulation is organised to capture a sequence of carefully framed views of the surrounding landscape and beyond. This is obvious from the main bedroom with walk-in robe, luxurious ensuite with views and a guest bedroom and bathroom with each having magnificent views. Although on entry level, these private spaces are detached from the living area providing intimacy and separation.

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**Price** SOLD for \$2,200,000  
**Property Type** Residential  
**Property ID** 531  
**Land Area** 707 m2

### Agent Details

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**COUPERS**  
LIFESTYLE PROPERTIES

- On the lower level (garage entry/ground level), all rooms and outdoor area with fire-pit have relaxing green views of the golf course and beyond. Here you find: a spacious second living area opening to a deck and with access to the private outdoor living/entertaining area in the garden; three additional bedrooms; the third bathroom with bath tub and separate toilet; laundry opening to outdoor utility area and spacious garage with internal and external access. This level can be accessed separately from the outside – convenient for family members or guests.

Other features include: Use of natural materials externally (stone, steel and timber) and clean design lines create contemporary appeal and timeless functionality; Inside the quality finishes include: stone bench tops throughout: quality European appliances in kitchen (including two ovens); porcelain tiled bathrooms; quality carpeting in bedrooms, second living room and halls; timber flooring in main living area; designer lighting; specially designed glazed wine cellar a feature; ducted heating and cooling throughout.

This residence also enjoys views of some of the ancient moonah trees in Woodland Way (some hundreds of years old) and is just a very pleasant short stroll to the Clubhouse with two championship golf courses and Clubhouse with pro shop, restaurant, bar and gym.

There is so much more to this property at 19 Woodland Way, Moonah Links. Call John Couper 0411 884 641 to arrange a private viewing. For more information about living or investing at Moonah Links visit our website or our moonahlinksproperty site.

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