



## Marvel at the Views at 3 The Glade

Sitting in a small glade within the picturesque Moonah Links environment, disconnected from the busy city living, this spacious, immaculate sanctuary boasts rare 270 degree panoramic views of The Legends Course golf and beyond to the surrounding rural environment.

Prime location on a private, level block of approximately 690 sq.m.

On the exterior of this substantial property, terracotta render is juxtaposed with sleek, low maintenance cladding including brick base to create a contemporary mosaic of materials to blend into the natural environment. The interior, with its Spotted Gum flooring in the main living area, large double-glazed windows and doors and high ceilings, showcases the natural beauty of the property's setting within this world-class golf resort. The walls of the wide hallways provide ample display areas for art and artifacts.

On the entry level, is the generous main bedroom with amazing views, en-suite and walk-in robe, living, dining, kitchen, guest powder room and the outdoor relaxing spaces, each surrounded by sweeping panoramic views. The media room/office/library, three generous guest bedrooms, games room/gym, bathroom (accessible between 2 bedrooms or from hall), separate toilet and laundry/utility room are woven into the lower level, each with views of garden or golf course.

3 The Glade was designed for indoor-outdoor living. Outdoors, the large entertaining/relaxing deck with cooking facilities including gas bbq extends from the main living area and main bedroom. The lower spa deck provides an additional outdoor space with magnificent views and protected from the elements. On the lower level, bedrooms and games room open to the garden. This seamless movement between the indoors and outdoors on both levels add to the peace and tranquillity of this property.

Features:

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<b>Price</b>	SOLD for \$1,915,000
<b>Property Type</b>	Residential
<b>Property ID</b>	534
<b>Land Area</b>	690 m2

### Agent Details

John Couper - 0411 884 641

### Office Details

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**COUPERS**  
LIFESTYLE PROPERTIES

Private setting within a small glade containing only three dwellings; within a well-managed gated residential precinct; Solar panels for energy efficiency and savings; gas fireplace; air- conditioning on upper main level; a fully-equipped kitchen with quality appliances; large deck off living area plus a lower, spa deck - both overlooking golf course and beyond from Arthurs Seat to Cape Schanck; low maintenance gardens with large flat grassed and paved areas; for outdoor lounging in the morning sunshine, a private paved terrace with fountain accessible from guest bedrooms; large, well-equipped garage with loads of storage; entry deck and private garden from which to enjoy sunsets; residents' park with chipping and putting practice area at bottom of The Glade; an easy walk to Clubhouse to access two championship golf courses, golf pro shop, restaurant and bar plus the residents' tennis court and bbq area.

To view this property, call John Couper 0411 884 641 to make arrangements. For more information about living at Moonah Links, visit 'Golf Homes' on 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.*