



**2 Kingston Heath, Fingal**



**Stunning Resort Home in Prime Location with Great Views at Moonah Links**

Set in the heart of Moonah Links Golf Resort, close to the Clubhouse and nestled amongst the ancient moonah trees at the end of a quiet cul-de-sac, this multi-level, contemporary home has just been refurbished and enhanced to be even more personally rewarding and comfortable for your enjoyment. Land size 783 sqm.

Wedged between the two championship golf courses, fronting the golf course and oriented to take advantage of the spectacular golf views, this cedar-clad, resort property is ideally located for everyday living or as a weekend retreat for lifestyle enthusiasts seeking a well-managed, tranquil setting on the Peninsula.

With ensuites attached to each of the four bedrooms, the floorplan offers flexibility for those requiring only three bedrooms, with the downstairs main bedroom's ability to be converted to a second living area opening to the swimming pool and bbq terrace. Another alternative is to make the upper bedroom into a snug/den/media room for the younger family members.

The natural materials inside and out and the clean lines create contemporary appeal and timeless functionality and complement its' unique coastal setting. The exterior with naturally weathering cedar timber and stone complement the landscaping surrounding the house with ancient moonah trees and gardens planted with indigenous species. In contrast, within view are the rolling, free-flowing green lawns of the fairways with shaggy fringes of pasture grasses and manicured greens – a truly relaxing setting.

The house features floor-to-ceiling timber-framed windows throughout which frame the superb views of the course and the garden and add to the linear style of this stunning home. Enjoy uninterrupted views of the Open Course and practice fairway at entry level/ tree-top level from the expansive, light-filled, open-plan living area which opens to the wrap-around deck, or at ground level from the luxurious master

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**Price** SOLD for \$2,000,000  
**Property Type** Residential  
**Property ID** 570  
**Land Area** 783 m2

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bedroom; the spa pool and terrace or from the covered outdoor living area. There are a number of private, outdoor living areas at 2 Kingston Heath – making the most of the Moonah Links lifestyle.

On arrival, pass by the rear of the house which contains the garage with internal access and which houses two cars, a golf cart and storage area. The leafy secluded path leads to the welcoming entry terrace and the front of the house overlooking the golf course.

Within this calm, light-filled interior with high ceilings are:

- \*four bedrooms, well separated and each with an ensuite;

- \*laundry and guest powder room;

- \*quality finishes including: stainless steel appliances, stone benches, stone-tiled bathrooms, timber floors in living areas and carpeted bedrooms;

- \*the house has been designed to take advantage of the natural light and cooling breezes; heating and cooling includes: gas fire-place, ducted gas heating, zoned refrigerated air-conditioning; retractable awnings and electrically operated interior and exterior blinds for year-round comfort.

With views over the Open Course and practice fairway, one can truly relax and rejoice here at 2 Kingston Heath or wander down the path to the nearby clubhouse with restaurant, bar, gym and golf pro shop or stroll in the other direction to access the local winery.

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

Viewing by appointment only.

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