



19 Arthurs View, Fingal



Something Special – Designed for the Moonah Links Lifestyle

This spacious, north-facing, four/five bedroom luxury residence of all-round quality and its' environs, have been designed to take full advantage of the views, the orientation and its unique location within Moonah Links Golf Resort. A pleasing feature of this property for those preferring a single level dwelling is that all daily living including the Main Bedroom and a guest bedroom/office is at Entry level and second living and three additional bedrooms are on the upper level.

One does not have to be a golfer to enjoy this designer resort home and the benefits of living in such a healthy environment. Upon entering this particular section of residential area of Moonah Links, one is struck by the stunning curb appeal of 19 Arthurs View with its' dark-stained timber façade and appealing low maintenance landscaping. The residence is set back from the street on a large block of approximately 960 square metres, enjoying the green views, privacy and tranquillity of its' location. Opposite your front door is parkland and a practice chip and putt area for residents of the street and adjoining the block is a green wedge of ancient moonah trees. At the rear fronting the 14th hole of the Legends Course, is the indoor living area enjoying the views and the private outdoor living areas for relaxing and entertaining year-round with solar heated pool, shower facility and a covered bbq and bar area.

A stroll away one can access the world-class resort facilities including: restaurant, bar/café, golf pro shop, gym and access to the two championship golf courses.

Special features of 19 Arthurs View:

Entry / Lower Level:

- *Wide Entry hall with pivot front door leading to spacious living area with stunning limestone fireplace with wood fire;
- *The open-plan living area extends to a covered outdoor living area overlooking the pool deck and golf course;

5 3 8 960 m2

Price SOLD for \$2,250,000
Property Type Residential
Property ID 571
Land Area 960 m2

Agent Details

John Couper - 0411 884 641

Office Details

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COUPERS
 LIFESTYLE PROPERTIES

- *High ceilings and abundance of natural light and natural ventilation;
- *American Oak flooring;
- *Tall windows and sliding doors on the south in the open-plan living area not only floods the interiors with light but brings in the naturally beautiful and inviting outdoors;
- *Main bedroom set at front of house with views over parkland; walk-in robe and luxurious en suite with double shower;
- *Spotted gum feature wall providing concealed entry to Main bedroom;
- *Office/5th bedroom ideally set away from living area;
- *Guests powder room;
- *Spacious kitchen with walk-in butler's pantry and quality appliances, stone benchtops;

Upper Level:

- *Golf course views from second living area and guest bedroom;
- *Spacious second living area and three additional, generously-sized bedrooms (including ensuited guest bedroom with walk-in robe);
- *Luxurious family bathroom with bath tub and separate shower.

Other features:

- *Hydronic heating throughout the residence, a cosy wood fire place in the main living area , reverse cycle air-conditioning throughout plus ceiling fans make for very comfortable living throughout the year;
- *Triple garage and golf cart space;
- *Space for an extra 5 cars on the driveway
- *Large storage room in garage and toilet;
- *Laundry with loads of storage;
- *Surrounded by quality designer homes within a gated residential area;

At 19 Arthurs View, one can appreciate the solid, quality construction by a talented local builder with interiors and exteriors artistically designed, creating a perfect contemporary picture in this magnificent, tranquil setting. You are just minutes from fine dining, other golf courses, beaches, wineries, the Hot Springs, Alba Spa and other great tourist attractions on the southern Mornington Peninsula.

Call John Couper 0411 884 641 to arrange a private inspection.

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