



25 Woodland Way, Fingal



## Relaxed Luxurious Living in Resort Residence

Downsize and invest in relaxed and informal luxury at 25 Woodland.

The setting for this house is at the end of Woodland Way, a street renowned for the preservation of ancient Moonah trees. Designed by leading Australian architects Jackson Clements Burrows, the appeal of this property is a combination of the design layout which is oriented to take advantage of the unique position, superior finishes, and views of the naturally beautiful environment surrounding this residence, the low environmental impact construction methods and use of natural materials throughout.

The special design features are many and include:

- The battened timber entry with large pivot door leading into the light-filled interior entry;
- At Entry level is the laundry and large garage with high ceiling and floor-covering to double as an indoor games area room;
- Up a few timber stairs - glass enclosed to view the garden, is the north-facing cuboid which includes the open plan living area with high ceilings, gas fire-place, large picture windows and sliding doors opening to the relaxing, outdoor living terrace complete with cooking facilities - extending the kitchen and lounging outdoors and from which to enjoy the amazing sunsets;
- In its' own cuboid on this northern side of the house, is the Main Bedroom. This separate sanctuary with restful green views, has its' own private deck and terrace, luxurious bathroom, built-in robes and its' own private office;
- Good separation of this main living area and luxurious Main Bedroom from other areas of the house is a feature;
- Separate from the main living area and main bedroom is: the light-filled office/study space with green views; second living room/retreat/media room/4th bedroom; two luxurious guest bedrooms with floor to ceiling windows capturing garden and surrounding area views and the luxurious guest bathroom.

3 2 2 793 m2

**Price** SOLD for \$2,025,000  
**Property Type** Residential  
**Property ID** 574  
**Land Area** 793 m2

### Agent Details

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**COUPERS**  
 LIFESTYLE PROPERTIES

The minimalist interior architecture and design with quality materials, finishes and fixtures is elegant, comfortable and open to any decorating style.

Attention to every detail from the skirting boards and lighting of the interior, to the positioning of windows to capture natural ventilation and light is obvious. Other features include:

- the main interior living area opens seamlessly via large glass doors to the outdoor, north-facing living area complete with built-in cooking facility - an extension of the internal kitchen;
- the earthy colour scheme throughout to blend with its' setting;
- quality floor covering; designer lighting to set the mood in the evening; custom-built cabinetry;
- windows - tinted for privacy, strategically placed for the best views and natural light;
- luxurious bathrooms with designer fittings and sanitary ware; stone bench tops throughout.
- Other features include:  
Kitchen with European appliances including Miele kitchen appliances and Jennair two-door refrigerator/freezer; Zip hot/cold water dispenser; double-glazed and tinted windows for privacy;
- easy-care native gardens;
- loads of storage under building plus space within the building envelope to extend.
- Land size is approximately 793 sq m. with room for a pool.

Privacy and separation for the occupants of this 3/4 bedroom home is obvious by the layout of the floor-plan as well as exterior walls (zinc and timber cladding) that are mostly closed to the street on the western side, tinted windows and the use of three spacious cuboids linked by low, glass-enclosed staircases.

This residence is within walking distance to the Clubhouse with restaurant, bar, golf pro shop and the two Championship Golf Courses at Moonah Links, the community tennis court and bbq area. Just 90 minutes from Melbourne CBD, minutes away from southern Peninsula attractions including surrounding golf courses, Bay and ocean beaches, vineyards, Hot Springs and Alba Wellness Spa.

To arrange a private viewing of this amazing property, phone John 0411 884 641.

For more information about living on Moonah Links, visit our website and follow the link to our Moonah Links Property site.

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