



## 15 Nagles View, Fingal



### Large Resort Home with Spectacular Views

From this spacious, five bedroom Resort home with golf course frontage, one can enjoy what is considered one of the very best views at Moonah Links - views spanning out towards Bass Strait, the coastal sand dunes of St Andrews Beach and the rural views towards Red Hill. The residence is an entertainers' absolute delight. It features all the essential elements sought after by our discerning buyers, including functional design, quality build, spectacular views, tranquil setting, generous-sized living spaces indoors and outdoors, great food preparation areas indoors and outdoors (2 kitchens indoors and 1 outdoor kitchen), quality fittings and fixtures, timber floors and low maintenance garden.

Architect-designed for the Moonah Links lifestyle, the outdoor living areas are as central to the design as the inside. These outdoor living areas, including the outdoor kitchen area, have recently been extended and upgraded to make outdoor living at 15 Nagles even better. An alfresco dining/entertaining deck, a large swim-spa pool, all off the living area, are perfect for long lunches and sunset cocktails. New, fixed deck umbrellas have also been installed. Other upgrades to the property include: tinting of windows, new blinds, new reverse-cycle air-conditioning - all to make living more comfortable

The house sits on a level block of 740 m2 approximately with easy care garden. It occupies a coveted position overlooking the whole Moonah Links Golf Resort with the added advantage of having no neighbours front or rear. From the semi-circular drive entry, one is immediately struck by the views through the glass foyer.

At Entry level:

- the large open-plan living area with timber flooring and large glass sliding doors with tinted double glazing, opening to
- the wide, full-width deck for relaxing and entertaining, swimming and there is

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**Price** \$2,400,000 - \$2,500,000  
**Property Type** Residential  
**Property ID** 606  
**Land Area** 740 m2

#### Agent Details

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**COUPERS**  
LIFESTYLE PROPERTIES

- the outdoor kitchen/bbq area; Step down from here to the lower terrace which wraps around to the north and for an up-close view of the course;
- a separate second living room on this level, adjacent to the outdoor kitchen, opens to the deck via concertina glass doors;
  - a sleek, modern kitchen with stone bench tops and outfitted with European appliances plus,
  - a second kitchen / butler's kitchen with gas cooktop, oven, sink, dishwasher and loads of storage;
  - a guest bedroom;
  - bathroom and powder room with access to and from the deck pool area;
  - laundry and large three car garage with room for golf cart.

The front "wall of tinted glass" overlooking the golf course on this level, not only floods the downstairs interiors with light but brings in the naturally beautiful outdoors, providing continuous, ever-changing views across the Moonah Links Golf Courses and beyond as well as front-row seats to spectacular sunsets.

On the upper level via the foyer staircase with spectacular views:

- a third living area opening to an upper balcony/deck – of course, all with sweeping views. This living area has amazing golf course views and views back across the rural properties of Boneo and towards Bass Strait;
- the main bedroom with luxurious ensuite and walk-in robe, floor to ceiling glazing exposing the amazing views;
- three additional bedrooms with golf or rural views; large family bathroom and powder room.

Other features include:

Triple garage with internal access; high ceilings; ceiling fans; ducted heating and cooling, reverse-cycle air-conditioning plus gas fireplace; Wormy Chestnut timber floors in lower living areas and carpeted floors on upper level; surrounded by quality homes all within this gated residential area of Moonah Links.

Enjoy the Moonah Links Resort facilities including two championship golf courses, the clubhouse with restaurant, bar and golf pro shop. Just minutes away are beaches, coastal villages, shopping and wineries, the Hot Springs, Alba Wellness Spa and St Andrews Brewery down the road.

Phone John to arrange a private viewing of this superb property.

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

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