

# 13 Arthurs View, Fingal, Vic 3939



## House For Sale

Thursday, 11 January 2024

13 Arthurs View, Fingal, Vic 3939

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 689 m2

Type: House



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John Couper

**\$2,400,000 - \$2,500,000**

This immaculate, contemporary residence at 13 Arthurs View boasts some of the very best views at Moonah Links from its' elevated position. It comprises three bedrooms and an office/4th bedroom. As the vendors are moving interstate, they are offering the property as fully furnished and with golf cart. The house has been designed to take best advantage of this premier location and the orientation. Set back from the street, the house enjoys a perfect N/NE aspect to the main living areas - indoor and outdoor - providing protection from prevailing wind and privacy. The private setting with relaxing expansive views, the design details and the high ceilings throughout enhance the aesthetics and comfort of this designer home. The residence occupies a block of approximately 689 square metres adjoining a large green wedge. The street frontage of this low maintenance, Colorbond, stone and timber home gives few clues to the modern, light-filled interiors within, the extensive outdoor living areas or the magnificent golf course and rural views. At Entry Level: - Enter the residence via a covered porch; Large storeroom/ wine cellar; - Access to spacious garage with golf cart garaging; Laundry with ample storage; - Two guest bedrooms opening to the lower deck and with panoramic views across the golf course and towards Cape Schanck; Fully-tiled Bathroom;. - Spacious family room with great views opening to covered lower deck with amazing rural and golf course views; - Landscaped, low-maintenance, private gardens fronting the golf course from which to enjoy the surrounding views and the naturally beautiful environment up close. Upper Level Ascending the stairs to the main living area, the unexpected, magnificent views of the golf course and surrounding district unfolds. The house overlooks the 6th, 7th, 8th, 9th, 10th and 11th holes of The Legends Course and beyond to surrounding areas. On this level is: \*The main living area - a spacious open-plan living area with kitchen, dining and lounge opening to the full-width covered deck and alfresco area made comfortable for year-round use with automatic blinds and heating; \*Main bedroom with northern views and ensuite; Office/4th bedroom with views; guest powder room Other Features of This Property: \*Energy efficient double-glazed windows; gas-log fire; ducted heating and cooling throughout; ceiling fans throughout; energy-saving solar panels; \*Kitchen with views, butler's pantry, quality appliances: \*Exposed aggregate driveway and paths surrounding the house make for easy access and maintenance of garden; landscaped, low maintenance gardens. \*Long driveway provides additional off-street parking; \*This property is just a short stroll away to the world-class facilities at Moonah Links including: two championship golf courses, restaurant, bar, gym and golf pro shop. \*Enjoy access to the Arthurs View residents' chip and putt practice area and parkland nearby and the community tennis court with bbq facilities. For more information about living at Moonah Links, visit our website. Phone John 0411 884 641 to arrange an inspection of this property at a time that suits you - our Office is at Moonah Links, by the first tee and we are available 7 days a week including evenings over Summer to show you this property. Property Code: 592