







Prime Location: North-Facing Home with Golf Course Frontage

In enviable location, north-facing fronting the 1st fairway of The Legends Course and with loads of space. All daily living at entry level and designed for low-maintenance. Phone John 0411 884 to inspect - we are on-site at Moonah Links 7 days a week.

Situated towards the end of Turnberry Grove, set between green space with ancient moonah trees and the fairway, this property represents amazing value for a quality build in this location at Moonah Links. Escape the city to this healthy, north-facing, pavilion-style home fronting the 1st fairway on the Legends Course. From the comfort of this split-level, four bedroom home, enjoy uninterrupted views of the fairway. The property is centred between the tee and the green on a block of approximately 658 sq.m.

Special Design Features Include:

- Large north-facing, covered deck with stairs both ends leading to garden and utility area plus the spacious workshop and storage under for bikes/kayaks etc.
- Modern kitchen with golf course view, quality appliances and loads of storage; plus walk-in large pantry/utility room
- Relax in the large open plan living area with green views and opening to the deck
- All daily living and Master Bedroom with ensuite on the one level with great views; separate guest area at entry level with three bedrooms and bathroom
- Large garage separate but linked to entry – a great additional recreational room
- Hydronic heating and reverse-cycle air-conditioning throughout
- Specifically designed and constructed for low maintenance, good natural lighting and ventilation.

If you are looking to downsize to a secure, coastal setting, this light-filled, airy home is specifically designed to be easily maintained and to take full advantage of the great

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Price	SOLD for $1,000,000
Property Type	Residential
Property ID	482
Land Area	658 m2

Agent Details

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northerly aspect with all living areas, full-width covered deck and Master Bedroom enjoying this perfect orientation and great views - all within the naturally beautiful, gated residential precinct at Moonah Links Golf Resort. The layout is functional and simple to create a home with separation.
The house comprises: three guest bedrooms or, two guest bedrooms and office/ TV room at entry level, and down just a few stairs to the indoor and outdoor living / entertaining spaces and Master bedroom. The healthy, energy-efficient and environmentally sensitive design is accentuated by a wing roofline to allow the penetration of natural light through the interior. The use of passive air flow, natural light and fresh air exchange through careful placement of windows plus low maintenance construction materials equates to ease of care offering comfort and relaxation.

One does not have to be a golfer to enjoy this relaxing living environment with manicured fairway out front, green wedge behind with ancient moonah trees and and the house sitting slightly elevated above the fairway, here there is privacy and tranquillity in the midst of this naturally beautiful environment.

For more information about living on Moonah Links, visit our website. Give John a call 0411 884 641 to view the property at a time that suits you.

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