



23 Arthurs View, Fingal



## A Sanctuary within a Gated Sanctuary at Moonah Links Golf Resort

Set in the midst of the naturally beautiful environment of Moonah Links Golf Resort, is this most striking and interesting near- new, five bedroom home in which the organic quality of the materials are essential to the design. Encased in Australian hardwood (Silvertop Ash) and beautifully crafted rammed-earth walls, 23 Arthurs View is a sanctuary within in a gated sanctuary, north-facing on a level block of approximately 830 sq m and overlooking the adjacent manicured parkland with chipping and putting practice area for residents of the street. At the rear of 23 is open green space maintained by the golf course.

The unique layered façade of the residence with timber screening on the upper level, is effective in providing privacy and getting the right amount of natural light for the interior. The interior spaces are exquisitely designed with a minimalistic approach and the use of natural materials throughout the home on features such as: wall paneling; rammed-earth walls; timber joinery/cabinetry and, hydronically-heated, polished white concrete floors with a terrazzo finish.

The intimate connection of occupants with the surrounding environment is also notably important in the design.

Large windows and sliding glass doors ensure occupants always enjoy the freshness of the surrounding greenery and the changing skies as they go about their daily activities. The seamless movement between indoors and the outdoor living spaces, add to the peace, tranquility and security of this stunning property.

The house, boasting great separation for family members and guests comprises: The ground floor is dedicated to everyday living with: the spacious, open-plan living area extending to the pool courtyard; large kitchen with integrated refrigerator, large butler's pantry and wine cellar; spacious laundry - Calcutta marble bench tops in kitchen/ butler's pantry and laundry.

5 bedrooms 4 bathrooms 5 car spaces 830 m<sup>2</sup>

<b>Price</b>	SOLD for \$2,350,000
<b>Property Type</b>	Residential
<b>Property ID</b>	556
<b>Land Area</b>	830 m <sup>2</sup>

### Agent Details

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Down the paneled hall is the second spacious sitting room with balcony and views of the green space beyond

There are also two bedrooms on this entry level including a second main / guest bedroom with en-suite plus a separate bathroom and toilet.

Upstairs is: an office/study area; 3 additional bedrooms including the large main bedroom with two (his and her's) walk-in robes, en-suite with full shower sky-light and secret, timber-screened balcony over-looking the adjacent parkland and pool courtyard.

Special features include:

- o Enter via the floor to ceiling, flush timber-clad front door to a spacious living room and one is struck by the calmness created by the neutral colours, the white polished concrete floors (terrazzo finish);VJ paneling; rammed-earth feature walls; tall ceilings; open wood fire-place encased in rammed-earth and the expertly crafted timber staircase of Wormy Chestnut
- o North-facing, solar heated pool with gas heated spa set in a private, walled courtyard
- o Stunning outdoor living area within the courtyard extends from the kitchen with servery windows and boasting a 4.8m in-situ concrete bbq benchtop
- o Large 3 car garage clad in Matte Black standing seam Colorbond with golf cart space and workshop area with storage
- o The long driveway provides additional parking and hard-surface play area
- o No neighbours front or rear – just green space to enjoy
- o WIFI NEST controls air-conditioning, electric blinds
- o Double-glazed windows and doors throughout plus the rammed-earth walls add to the year-round comfort of the home
- o Custom-built vanities in the four bathrooms and other custom cabinetry throughout
- o Architectural plastered reveal interior door jambs and windows
- o Low maintenance, professionally landscaped gardens and outdoor areas
- o Gardens and toilets fed by water conserved in water tank
- o Easy walk to the clubhouse with two championship golf courses, restaurant, bar, golf pro shop and gym. Adjacent is the practice chip and putt area for residents and the tennis court is just down the road. One can certainly enjoy a healthy lifestyle at 23 Arthurs View.

In just one hour from Melbourne's busy CBD, you could be relaxing in this stunning property which is minutes from Bay and ocean beaches, cosmopolitan coastal towns, golf courses, wineries, Hot Springs and Spas and numerous other southern Mornington Peninsula attractions.

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

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