

**3 Jordon Street, Munno Para West, SA 5115**



**Sold House**

Sunday, 13 August 2023

3 Jordon Street, Munno Para West, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 412 m2**

**Type: House**

**\$523,000**

It is with great pleasure that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this excellent four bedroom and double living room home set in a quiet in the very popular and in demand suburb of Munno Para West. Situated on a large 412m<sup>2</sup> block (approx) and with a build size of 206m<sup>2</sup> (approx), this immaculate home suiting investors only has it all! It offers a beautiful low maintenance lifestyle and brilliant street appeal. The home is currently tenanted until January 2025 at \$475 per week. As you enter the home with its rendered frontage, quality flows throughout with the well maintained flooring. The large carpeted Master bedroom boasts a split system air conditioner, a walk in robe and an ensuite which comprises of a shower and a toilet. The remaining carpeted bedrooms are of a generous size with bedrooms two and three comprising of double door built in robes. There is also a second living space offering plenty of room for children to be kept busy and away from the adults that are entertaining in the main living area. The open plan kitchen/dining and family area with a breakfast bar is simply stunning and spacious enough for endless amounts of entertainment. The kitchen offers modern style bench tops with ample under bench and above bench cabinetry, quality stainless steel gas and electric appliances that are of a high calibre, perfect for the home chef and a dishwasher ensuring clean-ups are a breeze. The area will keep you wonderfully warm in winter and cool in summer with a reverse cycle split system air conditioner. The second bathroom, also with modern fixtures and fittings, comes complete with a bath, a shower, a separate toilet and a nearby linen cupboard. The laundry has no shortage of space either for all your cleaning needs which conveniently leads you out to the backyard. The entire home will keep you in utmost comfort all year round with its ducted reverse cycles air conditioner installed last year. As you exit the rear of the home through the glass sliding doors, you'll be greeted with the outside entertainment area. The shaded cemented undercover area protects gatherings of guests during daytime or night time entertainment. The large grassed backyard area is another great addition, perfect for the pets and children to play on. With fruit trees along its perimeter, a garden shed, a double garage with roller door access, a 5KW Fronius Solar System and the front of the home inviting with its palm trees and beautifully scented roses, these are all perfect inclusions to what will be a highly sought after property. **FEATURES YOU WILL LOVE:** • 412m<sup>2</sup> block (approx.) • 206m<sup>2</sup> build (approx.) • 2005 build • Four bedrooms • Two bathrooms • Carpets to all bedrooms • Master bedroom with ensuite and WIR • Bedrooms two and three with BIR's • Two split system air conditioners • Ducted reverse cycle air conditioner installed last year • Modern colour scheme • Beautiful flooring throughout • Modern kitchen with ample bench space, cabinetry and stainless steel gas/electric appliances with a dishwasher • Large open plan living with kitchen overlooking the meals and living areas • Two living spaces • Large outdoor undercover entertainment area with garden shed • Large grassed area • Double garage • Beautiful gardens with palm trees, rose bushes and fruit trees • 5KW Fronius Solar System • 15 minute walk to St Columba College (R-Yr12) • 9 minute drive to Munno Para Shopping Centre • 7 minute drive to Munno Para train station • 35 minute drive to the Adelaide CBD This family home is located close to shopping centres, local schools, sporting facilities and medical centres. For more information or to book a viewing please contact Steven Ulbrich on 0484 277 674 today, or attend our scheduled open inspections. **Disclaimer:** We have obtained all information in this document from sources we believe to be reliable; However, we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.