

# 33 Jordan Court, Aberfoyle Park, SA 5159

NOAKES  
NICKOLAS

## Sold House

Friday, 3 May 2024

33 Jordan Court, Aberfoyle Park, SA 5159

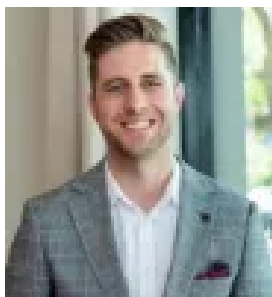
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 462 m<sup>2</sup>

Type: House



Callan Eames  
0881663989



Matt Brook  
0881663989

**\$890,000**

Immersed in the gum-studded foothills and treetops of Pine Reserve over its back boundary, this c2018 dual-level residence occupies a spacious and serene 462sqm slice of Aberfoyle Park. Creating a welcome contrast to its verdant surrounds, the home rises high over its quiet position on the corner of a no-through street, further solidifying its private and peaceful nature. From the natural materials of white weatherboard, crisp render and Jarrah timber forming the façade, the interior takes on a contemporary aesthetic upon floating floors, leading past a convenient powder room to arrive at a light-filled open plan hub. Deluxe appliances elevate a timeless kitchen, where you can cook up a 5-star storm assisted by 900mm Westinghouse gas cooktop and electric oven, whilst the Samsung dishwasher is ready to conceal those unsightly post-dinner dishes within the butler's pantry. Sliding doors integrate a north-facing alfresco topped with more Jarrah panelling, granting the perfect perspective to relax with your morning coffee and take in the unencumbered views to Pine Reserve - along with the visiting koalas and native birds. Tailored to suite modern family dynamics, the upper level prioritises a huge master retreat creating an evening sanctuary for busy parents, extending to a spacious walk-in robe and couple's ensuite with separate toilet. Both additional bedrooms boast built-in robes of their own, bookending a family-friendly bathroom with separate bathtub. From a position that promises to elevate your lifestyle, enjoy proximity to both walking trails directly accessible from your backyard and through Happy Valley Reservoir, whilst your morning city commute is an easy drive or express train trip from Blackwood Station away. Even more to love:- Secure double garage with internal access- Exposed aggregate driveway & paths- Floor-to-ceiling tiled bathrooms- 2.7m ceilings across both levels- Freshly painted- Under stair storage- Daikin ducted & zoned R/C air conditioning- Spacious & secure garden- Front & rear irrigation- Zoned for Thiele Primary & Aberfoyle Park High- 200m to bus stop- Proximity to Coffeed café, The Hub shopping amenities & Blackwood National Park- Short drive to Westfield Marion, Flinders Uni, Hospital & McLaren Vale- 15-minutes to Seacliff beach

Land Size: 462sqm  
Frontage: 16.04m  
Year Built: 2018  
Title: Torrens  
Title Council: City of Onkaparinga  
Council Rates: \$1890  
PASA Water: \$167.84  
PQES Levy: \$142.20  
PADA  
Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.