

6 Jordan Court, Aberfoyle Park, SA 5159

HARRIS

House For Sale

Thursday, 4 April 2024

6 Jordan Court, Aberfoyle Park, SA 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 570 m2

Type: House



Lincoln Marshall

0407774669

Contact Agent

Best offers by 1pm Tuesday 23rd April (unless sold prior) Standing on the high side of its whisper quiet street to serve a vast view over and beyond Aberfoyle Park is one of the first homes to ever grace what is arguably the best pocket of its family friendly suburb. Adored by the same family since it was built, this cleverly designed, solar-powered haven revels in its periodic updates and a dynamic floorplan that flows so freely through and past its multiple living zones. Whether you're binge watching your favourite show in the spacious front sitting/lounge room, sharing post-meal rhetoric with friends in the dining room or simply going about your daily business in the light-filled rear family room, it's so easy to escape and embrace each other here. Just when you think it can't get any more accommodating and flexible, the north-facing pavilion closes its cafe blinds to give you, essentially, yet another living zone, perfect for Friday night footy, BBQs and Christmas lunch. Love to cook? The updated open-plan kitchen obliges with a breakfast bar, dishwasher, plenty of storage, a 900mm freestanding oven and prime position at the head of the family room: the true hub of this light-drenched home. Powering the ducted evaporative cooling, remote double garage doors and just about everything else here is a solar system with a German-made inverter, Japanese-made panels and a bill-slashing tariff. For that little bit of luxury - and smoother mornings - the main bedroom offers a walk-in robe, ensuite and refuge at the front of this move-in-ready home with gorgeous irrigated gardens. Just a short walk or pedal from parks, hiking trails and BMX tracks, not to mention quality schools, The Hub, the metro coast and the CBD itself, it's no wonder the current owners have loved every second here. Now it's your turn. More to love:

- Ideally placed on the high-side of its tranquil, tree-lined street
- Double garage and additional parking in front
- Flexible, deceptively spacious floorplan culminates in expansive open-plan living
- Ducted evaporative cooling and gas heating
- Study/additional bedroom
- Powerful, quality solar system for heavily reduced energy bills
- Dishwasher, filtered water, gas cooktop and plenty of storage to kitchen
- Storage galore and separate laundry
- Walking distance from local pine forest and public transport
- Less than 15 minutes from the metro beaches
- And much more.

Specifications: CT / 5507/640 Council / Onkaparinga Zoning / SN Built / 1999 Land / 570m² (approx) Frontage / 19m Council Rates / \$2078.33pa Emergency Services Levy / \$60.80pa SA Water / \$74.20pq Estimated rental assessment / \$640 to \$670 per week / Written rental assessment can be provided upon request Nearby Schools / Thiele P.S, Aberfoyle Hub P.S, Happy Valley P.S, Aberfoyle Park H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640