

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



**House For Sale**

Thursday, 13 June 2024

23 Jordon Street, Munno Para West, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 451 m2**

**Type: House**



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## \$599,000 to \$629,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this excellent three bedroom, dual living room home set in a quiet pocket of the in demand suburb of Munno Para West. Situated on a 451m<sup>2</sup> corner block (approx.), and with a large 241m<sup>2</sup> build size (approx.), this immaculate home has it all. It offers beautifully landscaped front and rear gardens, has brilliant street appeal and is ready for you to move in, in as quick as 30 days. As you walk up the driveway past the palm trees, upon entry to the home you'll be met with diamond laid slate tiling throughout. The handy inclusion of this home's second living space with new electronic roller shutters allows other members of the family or children to segregate themselves from the activities in the main living room or it can be used as a home theatre or games room. The choices here are endless. The 12m<sup>2</sup> master bedroom boasts a ceiling fan with in-built lighting, new electronic roller shutters, a walk in robe and an ensuite comprising of a shower, a toilet and a basin. The two remaining bedrooms have the rarity of offering walk in robes, ceiling fans with in-built lighting and new electronic roller shutters to compliment this home's wonderful floorplan. All bedrooms and the second living space are carpeted. The second bathroom is complimented with a bath, a shower, a basin and a separate toilet nearby. Both bathrooms have new semi-frameless shower screens. The laundry offers plenty of room for all your cleaning appliances and access outside through its sliding glass doors. The open plan kitchen/dining and family area is simply perfect for endless entertaining. The kitchen offers an island bench with a Pura tap, a triple door pantry and ample under bench and overhead cabinetry. The quality stainless steel gas and electric appliances are of a high calibre, perfect for the home chef and the included dishwasher ensures cleanups are a breeze. The home's ducted reverse cycle air conditioning will keep you in utmost comfort all year round. Venturing through the sliding glass doors and into the backyard you are greeted with a massive 48m<sup>2</sup> outdoor undercover entertainment area with slate look flooring, keeping consistent with the home's slate themed flooring and a separate bbq area. The area is perfect for large gatherings during functions with family members and friends while they admire the time and effort put into the well maintained backyard over the years by the home's original owners. There's ample grass space for the children and pets to play on, a large garden shed and flower beds along the rear perimeter of the allotment. With security screens, an alarm system, an automatic irrigation system, 3-phase power and a 37m<sup>2</sup> dual car garage with rear roller door access to bring vehicles into the backyard, this is the home you've been waiting for!

**FEATURES YOU WILL LOVE:**

- 451m<sup>2</sup> block (approx.)
- 241m<sup>2</sup> build (approx.)
- 2006 build
- Diamond laid slate tiling
- Master bedroom with ceiling fan, WIR and ensuite
- Remaining bedrooms with WIR's & ceiling fans
- Second living & bedrooms carpeted
- Second bathroom with bath, shower & separate toilet
- Laundry with outside access
- Kitchen with island bench, Pura tap, pantry, stainless steel gas & electric appliances
- Dishwasher
- Ducted reverse cycle air conditioning
- Outdoor gabled undercover area with separate bbq area
- Grassed area
- Garden shed
- Garden beds
- Automatic irrigation system
- Alarm system
- 3-phase power
- Security screens
- Roller shutters to bedrooms & second living
- Low maintenance gardens
- Double garage with rear roller door access
- Chellaston Park Playground - 12 min walk
- Public transport - 5 min walk
- St Columba College (R-YR12) - 3 min drive
- Munno Para Shopping City - 7 min drive
- Cafe's & Restaurants - 3 min drive
- Adelaide CBD - 30 min drive

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<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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