



2 Jordan Avenue, Fulham Gardens

Comfortable Family Home with Space to Entertain

Auction Location: On Site (USP)

From the moment you arrive, 2 Jordan Avenue offers a warm and inviting welcome, with the unique domed front porch sets the scene for what's inside, with featured ornate timber ceilings and panelling give a rich warm feel through the home.

Offering four well proportioned bedrooms, each with built in robes and ceiling fans providing comfort and flexibility for the whole family. The updated kitchen is bright, modern and highly functional, featuring stone benchtops, ample cabinetry, quality appliances and a convenient breakfast bar perfect for the home chef, overlooking the casual meals and family area makes this the heart of the home which connects easily to the formal dining room ideal for dinner parties.

Striking timber batten ceiling sit above the spacious family and meals area sure to make this a talking point while being complemented by arched openings and detailed timber finishes. Set within this main living and dining space is a built in bar offers generous bench space, ample cabinetry, wine storage and display shelving, creating a relaxed setting for hosting friends and family, the Sliding doors open to the

4 2 2

AUCTION

Sat 17th Oct @ 10:30AM

VIEW

Sun 27th Sep @ 1:00PM - 1:30PM

AGENTS

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AGENCY

LJ Hooker Flinders Park
(08) 8352 1155

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



rear outdoor entertaining area, "the perfect entertainer".

Beautiful terrazzo floor in the main bathroom compliments the floor to ceiling tiles and separate shower and bathtub. Reverse cycled ducted air-conditioning ensures year round comfort. Fitted with 18Kw Solar Panels helps keep energy costs down.

Featuring a large garage and workshop is ideal for the home handyman, or perfect for the avid fisherman with room for a boat. Together with a second garage there is secure parking for up to three vehicles, both featuring automatic roller doors for easy access. A dedicated storage room adds further convenience, offering excellent space for hobbies, tools and everyday storage.

Features We like:

- 18Kw solar panels keeping energy costs down
- Four bedrooms with built in robes and ceiling fans
- Two updated bathrooms with floor to ceiling tiling
- Chefs kitchen with stone benchtops
- Quality appliances and breakfast bar
- Spacious family and meals area
- Feature timber batten ceiling
- Formal dining room
- Built in bar overlooking the family meals area
- Mix of polished floorboards and quality tiles throughout
- Ducted reverse cycle air conditioning
- Wonderful rear entertaining area
- Garage and workshop plus second garage
- Off street parking three vehicles and a boat
- Auto roller doors

Just moments from Fulham Gardens Shopping Centre, everyday essentials are close at hand, with Drakes, Woolworths, Panini Brothers and all amenities nearby. Families are well served by St Michael's College, Nazareth Catholic College, Fulham North Primary School and more. Henley Square is less than a five minute drive away, offering easy access to the coastline, cafés, restaurants and foreshore, within walking distance to Collins Reserve, Murphy Reserve and Jordan Reserve.

This low maintenance home combines quality craftsmanship, thoughtful updates and generous proportions, 2 Jordan Avenue presents an excellent opportunity to secure a distinctive family home in one of the western suburbs' most sought after locations.

For more information contact:

Ralph Pacillo 0433 117 801

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To register your interest or to make an offer, click the link below:

<https://go.propps.com/l/mTyLG51lo5fz>

The Vendor's Statement (Form 1), the Auction Contract, and the Conditions of Sale will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer:

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

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accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

MORE DETAILS

Property ID	K45H67
Property Type	House
Including	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking

Ralph Pacillo 0433 117 801

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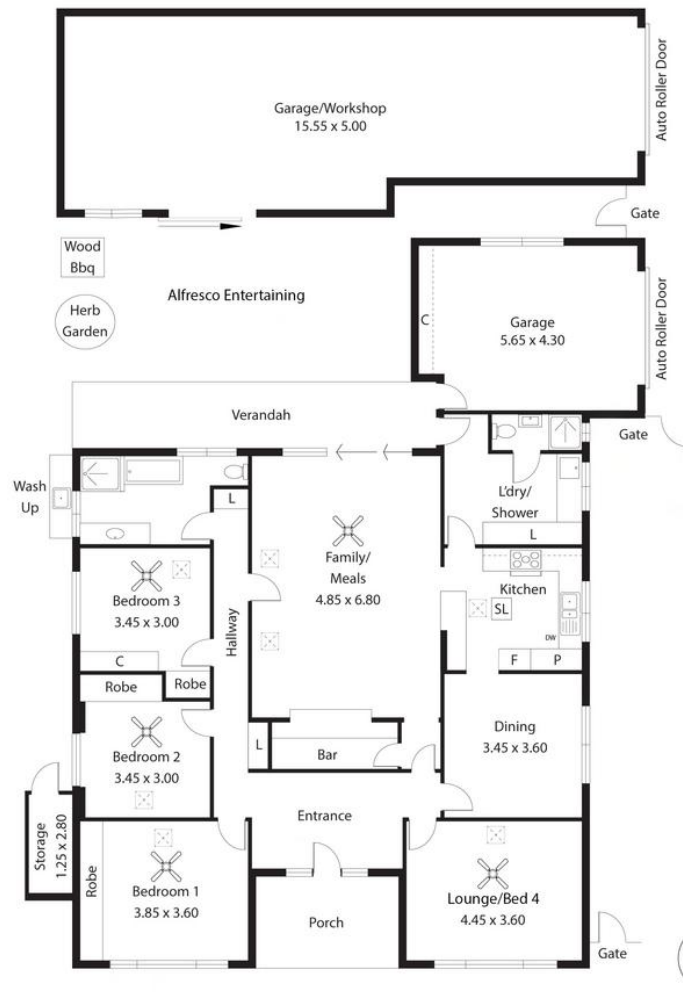
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2 Jordan Avenue, **FULHAM GARDENS**



Living:	154.58SQ.M
Hallway/Entrance:	18.90SQ.M
Verandah/Porch/Alfresco:	95.72SQ.M
Garage/Workshop:	102.51SQ.M
Wet Areas:	22.35SQ.M
TOTAL:	394.06SQ.M

For illustration purposes only. All measurements are internal and approximate. Details should be independently verified before being relied upon.
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