



## FOR SALE

### AN ORIGINAL GEM

Local Blue Door Property Sales | @realty agent Nicola Jones, proudly presents 23 Jordan Drive One Tree Hill, FOR SALE.

This unassuming 3 bedroom, 2 bath, double garage home is situated on a spectacular 2,284 square metres of prime land.

Surrounded by beautiful green foliage all around the perimeter of the block, privacy is assured.

This home is currently in it's original condition when it was first built in 1991 and the open planned kitchen overlooking the courtyard area leads the eye to so many possibilities with this very well priced home.

Gas is connected but there is also a wood fire in the dining/family area for extra warmth in winter with a reverse cycle split system air conditioner in the main lounge and evaporative ducted cooling throughout the home also.

One Tree Hill is a tightly held onto area and homes at this price, on such a large block of land, don't come along very often.

This home does need updating however the asking price range is commensurate with its current presentation.

Just a 10 minute walk to the Blacksmiths Inn Pub and a 5-minute walk to the local One Tree Hill Primary School while the high schools, 3 private schools and 1 country public school are all serviced by buses.

Additional features include:

- Large 2,284m2 of land
- 3 Bedrooms, Master with ensuite and walk-in robe
- Gas appliances in the kitchen and gas hot water
- Double garage
- Wood fire heater in the dining/family area
- Ideal for the tradesman with the need for extra room to park vehicles
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3 BED | 1 BATH | 2 CAR

PRICE:

\$450,000 to \$480,000

OPEN FOR INSPECTION:

N/A



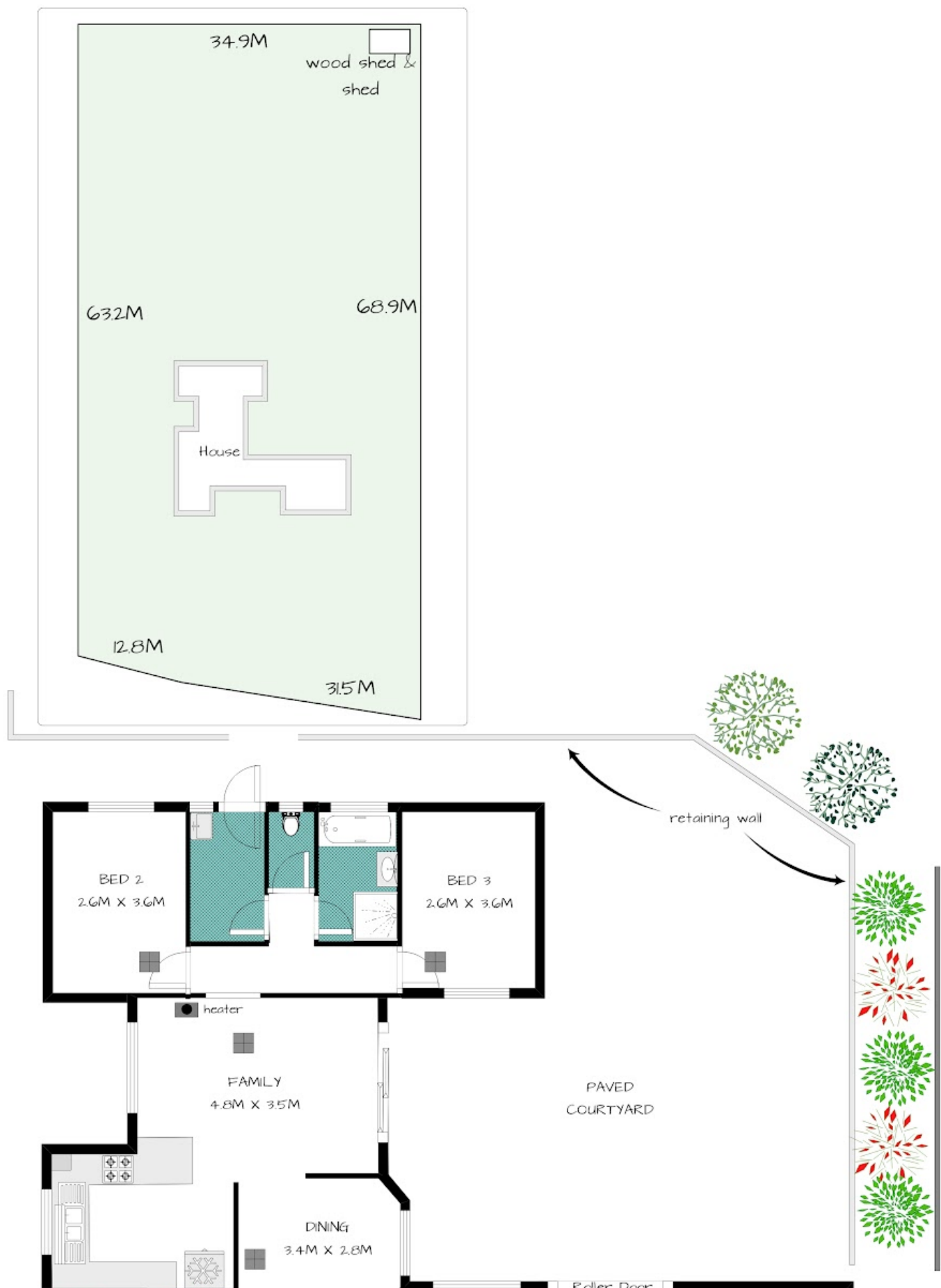
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



whilst every care was taken, these measurements & illustrations are  
approximate cannot be relied upon for any purpose

23 JORDAN DRIVE  
ONE TREE HILL

