

47 Weroona Avenue, Park Holme

## Modern Comfort, Space & Energy Efficiency in a Prime Park Holme Location

Set on approximately 492sqm of Torrens Titled land with a wide 11.7m frontage, this modern Rosedale-built home delivers the space, comfort and efficiency families are searching for.

Designed for easy living, the home offers four generous bedrooms and 2 bathrooms, including a master suite with ensuite, multiple living zones, and a light-filled open plan living and dining area that flows effortlessly to the outdoors.

At the heart of the home, the kitchen is both practical and functional, featuring a gas cooktop, electric oven, ample storage and seamless connection to the main living space, ideal for everyday living and entertaining alike.

Step outside and you will appreciate the large alfresco and outdoor entertaining area, complete with ceiling fans and provision for an outdoor kitchen, perfect for year-round gatherings with family and friends.

4 2 3

**FOR SALE**  
Under Contract

### AGENTS

Jonathan Teng  
0430 140 364  
jteng@ljhkensingtonunley.com.au

### AGENCY

LJ Hooker Kensington | Unley  
(08) 8431 6088

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.



Comfort and efficiency are standout features here, with reverse cycle ducted air conditioning throughout, an impressive 11.5kW solar system paired with a Tesla Powerwall 2 battery, and gas hot water helping keep energy costs down while future-proofing the home.

Recently refreshed with brand new timber flooring to living areas and new carpet to all bedrooms, the home feels modern, warm and ready to move straight into. A 1.5 car garage provides secure parking and additional storage.

The location is hard to beat. Zoned for Hamilton Secondary College and Forbes Primary School, Plympton International is near by, and within easy reach of quality private schools including Westminster, Immanuel, Emmaus, Sacred Heart and St Peter's Woodland Grammar. You are also moments from Westfield Marion, Glenelg Jetty Road, Park Holme and Forbes Shopping Centres, local supermarkets, The Highway, and just a short walk to public transport. The location is perfectly positioned halfway between Adelaide CBD and the popular beaches.

A modern, energy-efficient family home in a tightly held pocket, this is a move you can make with confidence. Contact Jonathan Teng on 0430 140 364 for further information.

Best offer by Friday 13 February at 5pm, unless sold prior.

CT: Volume 5291 Folio 623

Council: City of Marion

Council Rates: \$2,372.54 per annum (approx.)

Water Rates: \$233.49 per quarter (approx.)

Land Size: 492 sqm (approx.)

Year Built: 2008 (approx.)

To make an offer, copy and paste the below link into your browser:

<https://prop.ps//LolhMhA8oDdF>

## MORE DETAILS

Property ID	61MBFDJ
Property Type	House
House Size	269 m2
Land Area	492 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels
	Liveability

**Jonathan Teng 0430 140 364**

Sales Consultant | [jteng@ljhkensingtonunley.com.au](mailto:jteng@ljhkensingtonunley.com.au)

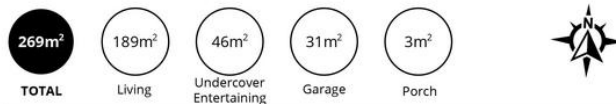
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group