



86 Tarranna Avenue, Park Holme

Refined Contemporary Living in a Dechellis Masterpiece Between City and Coast

Crafted by the esteemed Dechellis Homes and completed in 2019, this Torrens Titled residence is a beautiful expression of modern refinement, set in one of Adelaide's most tightly held lifestyle pockets between the CBD and Glenelg Beach.

From the moment you arrive, the home's quality is unmistakable. Securely fenced and impeccably maintained, it offers a single garage complemented by additional off-street parking. Inside, 2.7-metre ceilings and abundant natural light create an immediate sense of space and calm, while the welcoming entry flows seamlessly into a versatile study or second living zone, ideal for professionals or families alike.

The home is thoughtfully designed for comfort and privacy. The master suite is a true retreat, complete with walk-in robe and elegant ensuite, while bedrooms two and three feature built-in robes and are serviced by a stylish central bathroom. Reverse cycle ducted air conditioning ensures effortless comfort throughout every season.

3 2 2

FOR SALE

Best Offer By: Saturday 28 February at 5pm (USP)

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

At the heart of the home, expansive open-plan living and dining is enhanced by refined finishes and a seamless indoor-outdoor connection. The kitchen is both beautiful and functional, appointed with stainless steel appliances, gas cooktop, dishwasher, statement island bench and generous storage, making it ideal for entertaining or everyday living. Tiled living areas add a sense of polish, while plush carpets in the bedrooms provide warmth and softness. Sliding doors open to a private, low-maintenance alfresco, perfect for relaxed evenings or weekend gatherings.

Education Excellence on Your Doorstep. A short drive to Flinders University, zoned for the highly regarded Forbes Primary School and Hamilton Secondary College, the home is also within close proximity to some of Adelaide's most prestigious private schools, including:

- Westminster School
- Sacred Heart College
- Emmaus Christian College
- Immanuel College
- St Peter's Woodlands Grammar School
- St John the Baptist Catholic Primary School

Enjoy unrivalled convenience with easy access to:

- Westfield Marion Shopping Centre
- Marion Aquatic & Leisure Centre
- Marion Outdoor Pool
- Glenelg Beach and vibrant Jetty Road entertainment precinct
- Flinders Medical Centre
- Quality local cafes, restaurants and supermarkets
- Public transport options including bus and nearby tram access
- Local parks, reserves, sports grounds, and beaches

This is a residence that effortlessly balances architectural quality, thoughtful design and a blue-chip location. Surrounded by elite schooling, premier shopping, coastal leisure and city convenience, it offers a lifestyle of ease, sophistication and long-term value. A meticulously maintained Dechellis home of this calibre, in such a prized position, is a rare offering, one that invites you to simply move in and enjoy the very best of living between the city and the sea.

Contact Jonathan for more information. Best offer by Saturday 28 February at 5pm, unless sold prior.

CT: Volume 6220 Folio 467

Council: City of Marion

Council Rates: \$1,828.59 per annum (approx.)

Water Rates: \$198.83 per quarter (approx.)

Land Size: 298sqm (approx.)

Year Built: 2019 (approx.)

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

<https://prop.ps/l/JtKqynmUtV0>

MORE DETAILS

Property ID	61MWFDJ
Property Type	House
House Size	193 m2
Land Area	298 m2
Including	Ensuite Study Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage



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 **LJ Hooker**