







4a Holland Street, Thebarton

Beautifully Renovated. Effortlessly Stylish. Exceptional City-Fringe Living

Positioned along a tightly held residential street in the highly sought-after city-fringe suburb of Thebarton, this beautifully renovated residence presents an exceptional opportunity to secure a stylish, low-maintenance home in one of Adelaide's most vibrant inner-western locations.

Set on a Torrens Titled allotment of approximately 348sqm, this thoughtfully updated home seamlessly combines contemporary comfort, practical design and effortless liveability. With its flexible three-bedroom accommodation, two beautifully appointed bathrooms and inviting living spaces, the property is perfectly suited to professionals, young families, downsizers and those seeking an enviable lifestyle just minutes from the CBD.

The home's comprehensive renovation has created a fresh, modern interior, with a refined selection of finishes and a welcoming atmosphere throughout. Designed with both comfort and functionality in mind, the flexible floorplan offers three well-proportioned bedrooms, each complete with built-in wardrobes, providing excellent storage

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AUCTION
Sun 29th Nov @ 1:00PM

VIEW
Sat 7th Nov @ 1:10PM - 1:40PM

AGENTS

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Interested parties must rely solely on their own enquiries.

and versatility for a range of lifestyles.

The master bedroom offers a private retreat, complemented by its own ensuite, while the remaining bedrooms are conveniently serviced by a stylish central bathroom. Whether accommodating a growing family, welcoming guests or creating a dedicated home office, the layout effortlessly adapts to your individual needs.

The home's inviting living spaces provide the perfect setting for relaxed everyday living and entertaining, with the renovation delivering a contemporary aesthetic that is both timeless and practical. Every element has been considered to create an easy-care environment where comfort, convenience and modern living take centre stage, complemented by zoned ducted reverse-cycle air conditioning for year-round heating and cooling.

Beyond the home, an exceptional city-fringe lifestyle awaits. Surrounded by some of Adelaide's most celebrated neighbourhood destinations, residents can enjoy morning coffee at Thirty Five Stirling or Mister Sunshine's, relaxed riverside dining at Bloom, freshly baked favourites from The Lost Loaf, or the vibrant dining and entertainment offerings of Plant 4 Bowden and the iconic Wheatsheaf Hotel.

Brickworks Marketplace provides convenient everyday shopping, while nearby Dove Street Reserve and the picturesque River Torrens Linear Park Trail offer wonderful opportunities for walking, cycling and outdoor recreation.

Adding further convenience, excellent public transport connections, including nearby free tram services, provide effortless access to the Adelaide CBD and surrounding attractions. The Royal Adelaide Hospital, Adelaide Entertainment Centre, Adelaide Oval and vibrant Riverbank precinct are all within easy reach, while Adelaide Airport and the western coastline are just a short drive away.

Perfectly balancing neighbourhood charm, contemporary convenience and exceptional connectivity, this highly desirable location offers an outstanding lifestyle in one of Adelaide's most vibrant and increasingly sought-after city-fringe suburbs.

Families will also appreciate the property's position within the prized Adelaide High School and Adelaide Botanic High School zones, further enhancing its appeal in this increasingly popular inner-western suburb.

Key Features

- Beautifully renovated residence with contemporary finishes throughout
- Torrens Titled allotment of approximately 348sqm
- Flexible three-bedroom accommodation, ideal for families and professionals
- Three well-proportioned bedrooms, all featuring built-in wardrobes
- Master bedroom complete with private ensuite
- Two stylish bathrooms offering everyday comfort and convenience
- Inviting living spaces designed for relaxed modern living
- Versatile floorplan with potential for a home office or guest accommodation
- Low-maintenance lifestyle in a tightly held residential street
- Zoned ducted reverse-cycle air conditioning for year-round heating and cooling
- Undercover parking
- Established 1991 residence, thoughtfully updated for contemporary living
- " Walking distance to Brickworks Marketplace, Plant 4 Bowden and popular local cafés

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- Close to Thirty Five Stirling, Mister Sunshine's, Bloom, The Lost Loaf and Wheatsheaf Hotel
- Moments from Dove Street Reserve and River Torrens Linear Park Trail
- Easy access to Adelaide's CBD, public transport and nearby free tram services
- Close to the Adelaide Entertainment Centre, Royal Adelaide Hospital and Adelaide Oval
- Zoned for Adelaide High School and Adelaide Botanic High School

Specifications

Title: Torrens Title
Year built: 1991
Land size: 348 sqm (approx.)
Council: City of West Torrens
Council rates: $1,772.15 pa (approx.)
ESL: $179.60 pa (approx.)
SA Water & Sewer supply: $236.25 pq (approx.)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

MORE DETAILS

Property ID	YTDHDM
Property Type	House
Land Area	348 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments











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Area (Estimate only)	
Living	119.0 m2
Outdoor Entertaining	20.2 m2
Garage	18.9 m2
Porch	6.0 m2
Total	**164.1 m2**

For illustrative purposes only.
All measurements are approximate

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