

**59 Weroona Avenue, Park Holme, SA, 5043**

NOAKES  
NICKOLAS

**House For Sale**

Wednesday, 18 December 2024

59 Weroona Avenue, Park Holme, SA, 5043

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## A New, Ultra Luxe Masterpiece with Both City & Coast on Call.

Best Offers By 23/12 at 10am - Unless Sold Prior

Raising the new build bar from its coveted locale between city and surf, this magnificent Dechellis Home represents the epitome of modern luxury from a sprawling four-bedroom, dual living footprint that makes it worthy of accommodating a family affair.

Hi-spec and ultra stylish across every last inch, soft sheer curtains and hybrid flooring take you from the first living retreat to an open plan hub, drenched in natural light through expertly positioned north-facing alfresco windows that generate an ideal temperature and ethereal ambience.

The household chef will delight in the deluxe kitchen that gathers Bosch 900mm appliances and ample power outlets to act as a central anchor alongside its 60mm Caesarstone island bench.

Encouraging each family member to retreat for both their own privacy and a restful night's sleep, all four bedrooms feature a walk-in or built-in robe, as well as access to a fully tiled bathroom with oversized rain head showers and matte black tapware.

Carefully curated both inside and out to maximise use of its easy-care allotment, while stylishly incorporating timeless textures and upscaled functionality along the way it's the perfect marriage of design and lifestyle between city and sea.

### Features

- ☑ Freestanding, freshly built Dechellis Home
- ☑ Secure garage with internal access
- ☑ Walk robe & ensuite to master
- ☑ Built-in robes to bedrooms 2, 3 & 4
- ☑ Caesarstone to kitchen & bathrooms
- ☑ Premium tiling to alfresco
- ☑ Fully irrigated, front & rear gardens
- ☑ Sleek laundry with washer & dryer provisions
- ☑ Separate powder room for guests
- ☑ Ducted R/C air conditioning
- ☑ Customisable feature lighting
- ☑ Matte black fittings

### Lifestyle

- ☑ Quiet & private location with every amenity at your fingertips
- ☑ Footsteps from bus stop, plus numerous local cafés, playgrounds & reserves
- ☑ Zoned for Hamilton Secondary College
- ☑ Proximity to Forbes Primary, Dara School, Westminster & Immanuel College
- ☑ Just 10-minutes to the coastline & 15-minutes from the CBD
- ☑ Easy access to Adelaide Airport, McLaren Vale, Fleurieu Peninsula & beyond

### Rates

- Council \$TBA
- SA Water \$TBA
- ES Levy \$TBA

City of Marion  
Torrens Title  
Year Built 2024

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