

**10 Tarranna Avenue, Park Holme, SA 5043**



**Sold House**

Thursday, 29 February 2024

10 Tarranna Avenue, Park Holme, SA 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 383 m2**

**Type: House**



Wayne Tuong  
0882928300



Nazz Mina  
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**\$886,000**

Welcome to 10 Tarranna Avenue, a modern home located in the sought-after suburb of Park Holme, designed to cater perfectly to small families. This residence offers a convenient lifestyle, just a short 4-minute drive from the Marion Outdoor Pool, ideal for hot summer days spent with the family. As you step inside and follow the long hallway, you are led to a spacious, open-plan living and dining area. The living room, filled with natural light from sliding back doors, provides an inviting space to relax and unwind. A second living area, discreetly positioned in the middle of the home, grants access to the paved courtyard - a tranquil spot for your morning coffee. The modern kitchen boasts a tiled backdrop, an island bench, gas stovetop, and stainless steel appliances. Whether you're entertaining or preparing family meals, this kitchen is both stylish and functional. The three generously sized bedrooms ensure ample space for personalisation. The master bedroom features a walk-in robe and an ensuite for added privacy. The two additional bedrooms offer built-in robes and share a main bathroom fitted with a large, deep bathtub. Step outside to discover a large, paved, undercover alfresco area - perfect for entertaining guests or enjoying dinners on warm summer nights. Additional features include ducted reverse cycle air conditioning for year-round comfort, and a single garage accessible through the courtyard area providing secure parking. Location is a standout feature, with Glenelg Beach just a short 10-minute drive away. Explore the cosmopolitan Jetty Road in Glenelg for cafes, restaurants, and specialty shops. Park Holme Shopping Centre is a convenient 4-minute away drive for essential shopping, while Westfield Marion is only 8 minutes away for an additional retail fix. The renowned Flinders Medical Centre and University are within a 10-minute drive, ensuring peace of mind for medical and educational needs. For easy commuting, the Plympton Park Tramline is a mere 6-minute drive away, offering quick access to the CBD. Families will appreciate the proximity to quality schooling options such as Sacred Heart College, Westminster School, and Immanuel College.

**What we Love:**

- Spacious open-plan living and dining area
- Second living area with access to paved courtyard
- Modern kitchen with tiled backdrop and island bench
- Gas stovetop and stainless steel appliances
- Master bedroom with walk-in robe and ensuite
- Two large bedrooms with built-in robes
- Main bathroom with large deep bathtub
- Large paved undercover alfresco area
- Ducted reverse cycle air conditioning throughout
- Single garage for secure parking with courtyard access
- Short 10-minute drive to Glenelg Beach and Jetty Road
- 4-minute drive to Park Holme Shopping Centre
- 4-minute drive to Marion Outdoor Pool
- 8-minute drive to Westfield Marion
- 10-minute drive to Flinders Medical Centre and University
- 6-minute drive to Plympton Park Tramline for quick CBD commute

Quality schooling options nearby, including Sacred Heart College, Westminster School, and Immanuel College

**Auction:** Saturday, 16th March 2024 at 3:30pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

**PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.