



ORRIS

# CONTEMPORARY LUXURY IN COVETED MALVERN

Orris Residences presents a rare offering of just two Torrens Titled homes, set on a serene, jacaranda-lined no-through road in Malvern. These bold contemporary homes combine striking street presence with intuitive layouts, premium finishes, and a low-maintenance lifestyle in one of Adelaide's most prestigious suburbs.





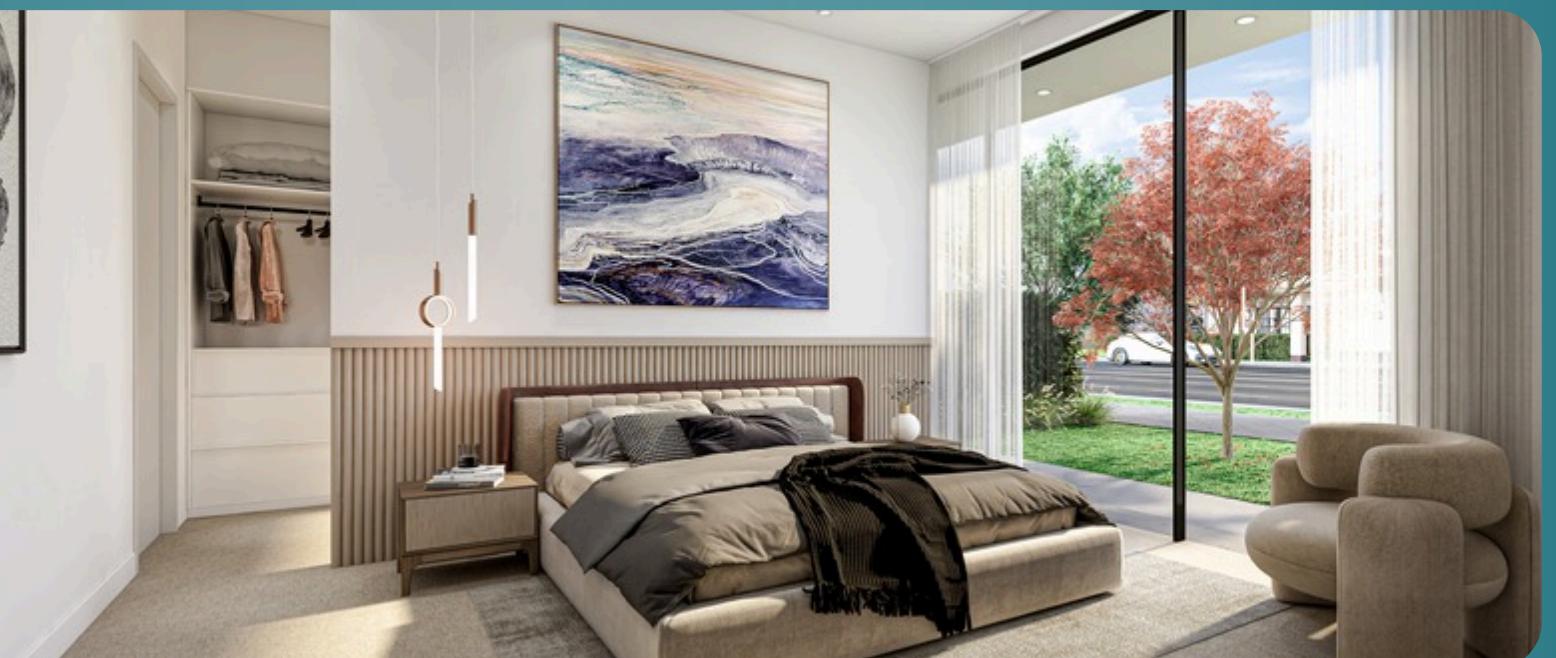
## A STATEMENT OF SCULPTURAL ELEGANCE

Orris Residences present a harmonious blend of bold lines and refined textures. The striking façade features a balanced interplay of natural stone, and crisp vertical cladding—exuding both strength and sophistication. Oversized windows frame the exterior while inviting abundant natural light within, enhancing the home's warm, contemporary elegance. Every element is thoughtfully considered, creating a timeless presence that reflects quiet confidence and enduring style.

## INTERIORS THAT SPEAK OF LUXURY AND THOUGHTFUL DESIGN

Discover the essence of Orris Residences, where refined interiors are curated to reflect your personal aesthetic. Select from two sophisticated palettes—Dark and Light.

The Dark theme evokes moody elegance through rich textures and dramatic contrasts, while the Light theme brings timeless serenity with soft tones and luminous spaces. Bespoke joinery, premium finishes, and intuitive layouts unite form and function—delivering interiors that are as indulgent as they are purposeful.





## KEY FEATURES

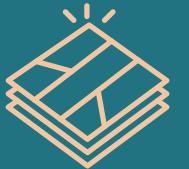
Quiet Luxury, Elevated



High Specs, Fixed price, Full Turnkey house & land package



Gourmet kitchen with SMEG 900mm appliances & spacious walk-in pantry



Bathrooms with full-height tiles, stone benchtops & frameless shower screens



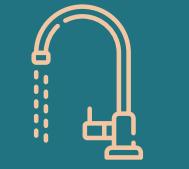
Zoned ducted reverse-cycle air conditioning



Lofty 3m ceiling height



Premium stone benchtops and custom joinery throughout



Premium tapware and sanitaryware



Purpose-designed laundry and mudroom



Three additional bedrooms with built-in robes and plush carpet



Master bedroom with walk-in robe & luxe ensuite



Luxe ensuite with dual vanities, and LED mirrors



Double garage with remote-controlled panel-lift door



7-Star Energy Rating for comfort & efficiency



Milkcan parcel letterbox



Double-glazed windows throughout

## OPTIONAL UPGRADES

- Fireplace
- Outdoor Kitchen
- TV Joinery
- and many more



REFINEMENT  
PERVASIVE





## SERENE DESIGN, DAILY INDULGENCE

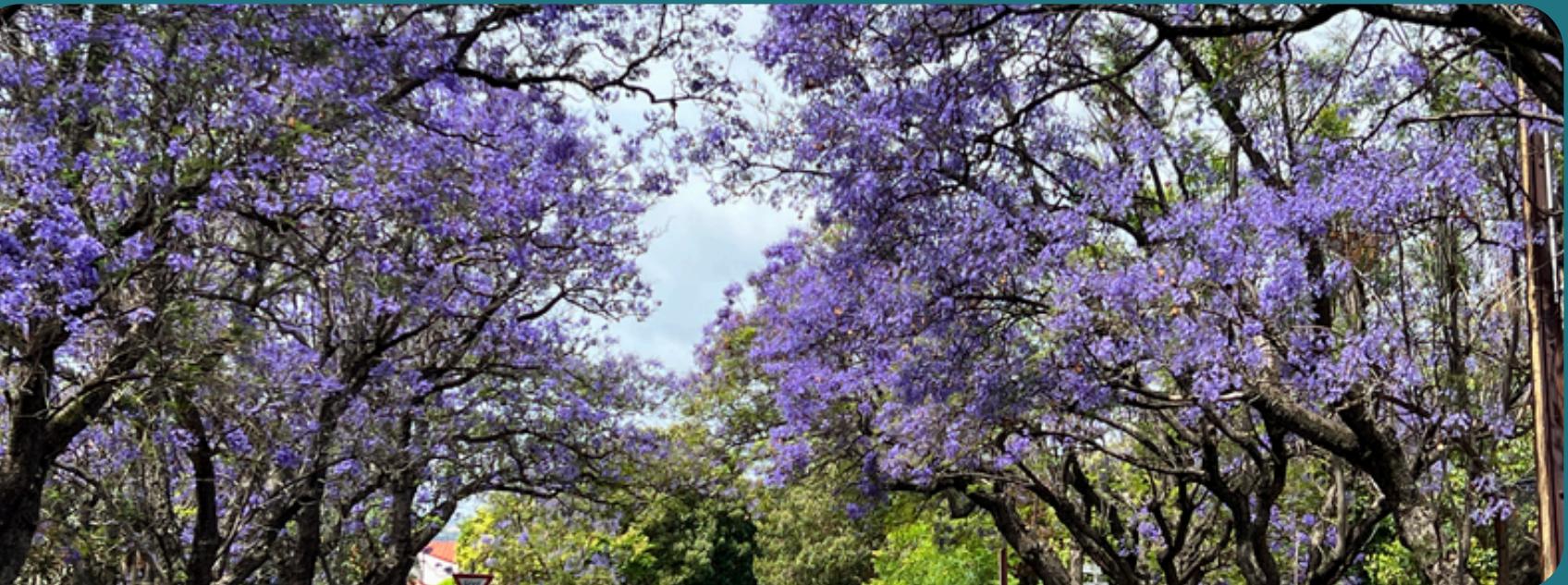
The master suite is a sanctuary of understated luxury, designed to elevate the everyday. A generously appointed walk-in robe offers ample storage, while the ensuite delivers a refined experience. Dual vanities with stone benchtops are complemented by softly backlit LED mirrors, adding a modern touch and ambient glow. A frameless glass shower, full-height tiling, and concealed in-wall cistern complete the space—crafted to balance minimalist design with indulgent comfort.



## A LIFESTYLE OF QUIET PRESTIGE

Nestled in one of Malvern's most exclusive blue-ribbon pockets, Orris Residences offers a serene, tree-lined setting just moments from the boutique charm of Unley Road and King William Road. Surrounded by acclaimed cafés, restaurants and specialty stores, this address delivers both tranquillity and vibrant convenience.

Within close proximity to elite schools, Walford and Concordia College, the location pairs sophistication with everyday ease. Unley Shopping Centre and Mitcham Square are just minutes away, while the Adelaide CBD is a swift 7-minute drive—placing Orris Residences at the intersection of suburban grace and city-fringe vibrancy.





INSPECT THE  
LOCALE

VISIT THE SITE  
62 Malvern SA 5061, Australia



ELEGANCE IN EVERY DETAIL  
*Meet the Exceptional Team Dedicated to Excellence*



**HARRIS**

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