

14 Fortisgreen Avenue, Pennington, SA 5013



Sold House

Tuesday, 15 August 2023

14 Fortisgreen Avenue, Pennington, SA 5013

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 725 m2

Type: House



Nathaniel Kennerdale

047778132

\$629,000

Nathaniel Kennerdale from Ray White Port Adelaide is pleased to present to the market an incredible opportunity! Nestled on a spacious 725m² (approx.) allotment, this 2-bedroom home is ripe for renovation and promises an abundance of potential. Imagine the endless possibilities that come with this property. With the right vision and planning consent, you could embark on a development project that brings your dream home to life while simultaneously creating an investment property. The potential for maximising the value of this property is simply unparalleled. Step inside this home, and you'll find a canvas ready for your artistic touch. Whether you envision an open-concept living space, a modern kitchen, or a luxurious master suite, this property provides a solid foundation for your imagination to soar. With renovation, you can transform this house into a stunning masterpiece that reflects your personal style and preferences. For those with an investor's mindset, this property holds incredible potential. The demand for quality rental properties in Pennington is steadily growing, and by renovating this home, you can create a high-yielding investment opportunity. Take advantage of the strong rental market and secure a lucrative stream of income for years to come. Furthermore, the large allotment offers the possibility of additional development (subject to planning consent). Expand your investment portfolio by exploring the potential for subdividing, building another dwelling, or even creating a backyard oasis that adds value and allure to the property.

WHAT THE PROPERTY CURRENTLY OFFERS:

- *2 spacious bedrooms with plush carpet, master with ceiling fan
- *Lounge room with timber floorboards, heating and reverse cycle air conditioning
- *Kitchen and adjacent dining room with timber floorboards and ceiling fan
- *Modern and updated bathroom with bathtub, shower and separate w/c
- *Undercover verandah and large rear yard
- *Single car garage and additional parking for 3 x vehicles

In summary, this 2-bedroom home presents an exciting opportunity for renovation, development, and investment. Embrace the chance to build your dream home while creating an additional income stream. Don't miss out on the potential that awaits within this property. Seize the opportunity and unlock the true value of this Pennington gem today. Call Nathaniel Kennerdale on 0477 778 132 for more information. Pennington is situated in the western suburbs of Adelaide and is located 12km north-west of Adelaide's central business district (CBD). Local schools include Mount Carmel College and Our Lady of Mount Carmel Parish School. Attractions nearby include the Award Winning Vietnam Restaurant and Viet Next Door restaurant, the Rosewater Football Club, Rosewater Bowling Club, fantastic parks & walking trails. Amenities include, Alberton IGA, Discount Pharmacy, Fish & Chip Shops, Rosewater Foodland, Grand Health Medical Clinic and many more. Minutes to the St Clair Shopping Complex boasts a variety of shops: Coles Supermarket; Liquorland; specialty shops, Michel's Patisserie; St Clair Chicken and Seafoods; Dhana Latchmi Indian Restaurant; Wok in a Box; Bakers Delight; Amcal Pharmacy; Sushi Train; Uniq Nails and Beauty; St Clair Newsagency; Hair Salon and Flight Centre, all this for your convenience.

Regarding price. The property is being offered to the market by way of Auction. The vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection

The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

Specifications: CT / 5690/304 Council / Charles Sturt Zoning / GN - General Neighbourhood Built / 1955 Land / 725m² Council Rates / \$1,144.65pa SA Water / \$146.65pa ES Levy / \$130.10pa

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.