

# 21 Fort Avenue, Kensington Gardens, SA 5068

## House For Sale

Friday, 5 April 2024



21 Fort Avenue, Kensington Gardens, SA 5068

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 382 m2**

**Type: House**



Mark Bressington  
0411747473



Georgie Bressington  
0413832688

**\$999k - \$1.089m**

Offers Close Mon, 29th Apr - 5pm (usp) Lovingly kept by its long-standing owner, this light, bright and airy home delights with every step through its deceptively deep footprint, forging elegant formal zones, spacious open-plan living at its heart, three bedrooms and a central courtyard for good measure. Ornate features - including an open fireplace, detailed cornicing and period lighting - hark back to the C1900 homes of yesteryear to impart dashes of old-world charm to this 1990s-built dwelling with a lock-up garage and ducted r/c. Its clever layout stands up to modern demands, ensuring you can escape and embrace each other with equal ease, work from home, and entertain all year round. When food is at the centre of any occasion, the stone topped kitchen obliges with its stainless steel appliances and generous storage despite its compact imprint on the central living zone. A two-way bathroom doubles up as the main bedroom's ensuite; just another example of how this efficient home makes beautiful use of every square inch on its mission to prioritise internal living space over laborious gardens you just don't need. The spare time it gives back to you will be well spent lapping up its enviable lifestyle within a short pause of The Parade, Pembroke School, several shopping precincts, public transport and a range of parks/reserves. It's time to get busy living. More to love: -☑ Ideally placed on a pin-drop-quiet street in a leafy, tightly-held suburb -☑ Beautifully presented inside and out -☑ More spacious and flexible than its cute facade lets on -☑ Lock-up garage (with remote entry) and additional off-street parking in front -☑ Ducted r/c throughout -☑ Formal lounge and dining zone with custom, elegant window furnishings -☑ Loads of storage and separate laundry -☑ Secure courtyard -☑ New gas hot water system -☑ Ultra easy-care landscaped gardens with auto watering system -☑ Walking distance from multiple bus stops for easy, fast access to local amenities, The Parade and CBD -☑ And much more. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403