

**3 Fortisgreen Avenue, Pennington, SA 5013**



**House For Sale**

Monday, 22 January 2024

3 Fortisgreen Avenue, Pennington, SA 5013

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Area: 715 m2**

**Type: House**



Nick Psarros  
0871236123



Niki Pittakis  
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## AUCTION ON SITE!

Nick Psarros and Niki Pittakis are pleased to present to the market this well cherished family home full of character. An ideal canvas for renovation or redevelopment (subject to planning consent) to create your dream home on 715m2 approx! The timeless beauty of a character filled home is unmatched. This residence offers all you require and beyond, featuring two bedrooms, three toilets, and various spaces for both comfort and entertainment. The home's interior is entirely original, preserving its timeless charm and unique architectural features. MORE TO LOVE: \*Original solid brick home with sandstone frontage \*Laminate tiled flooring throughout home \*Stained glass window and doors throughout \*Eat in kitchen with ample bench and storage space + original cabinetry and appliances \*Formal living room with gas wall heater \*Rumpus room features exposed brick walls and tiled flooring + built in built in shelves for extra storage \*Main bedroom features built-in cupboards and ceiling fan \*Bedroom 2 with outside access \*Original tiled bathroom with bath, shower and vanity \*Laundry with separate toilet \*Large undercover entertaining area with two ceiling fans \*Outdoor toilet and shower \*Granny flat with stove and sink \*Variety of fruit trees \*Features outdoor storage shed and coop \*Spacious drive through carport \*Rain water tank Located in a central location with easy access to public transport, just minutes to St Clair shopping precinct, minutes to West Lakes Shopping Complex, Hendon Shopping Complex, historic Port Adelaide with a plethora of pubs, eateries & boutique shopping as well as cosmopolitan beachside Semaphore. Just 11.5km to Adelaide CBD. Do not miss this opportunity to secure a home that is move in ready, 20 Sinclair is sure not to last long! To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7> 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. Regarding price. This property is to be sold to finalise a deceased estate. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the executors 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