



4 James Street, Riverton

## Welcome home!

Positioned in the beautiful township of Riverton, this is the kind of home that instantly feels welcoming the moment you arrive.

Whether you're stepping into the market, downsizing for a quieter pace, or looking for a solid investment in a growing country community, this one truly ticks the boxes.

Set within the charming township of Riverton in the scenic Gilbert Valley, you're perfectly positioned between the world-renowned Barossa Valley and Clare Valley and just approximately one hour from Adelaide. It's country living with convenience, community, and lifestyle all wrapped into one.

Features you'll love:

- Master bedroom complete with ceiling fan, split system, his & hers robe and direct access to the three-way bathroom.
- Bedrooms 2 and 3 with built-in robes and ceiling fans.
- Well-appointed kitchen featuring breakfast bar, ample cabinetry, electric cooktop and pantry.
- Second lounge/formal living room with ceiling fan and split system, perfect as a quiet retreat.
- Open plan dining and meals area with ceiling fan and cosy combustion (wheat) heater, flowing seamlessly to the outdoor

3  1  1 

### FOR SALE

Please Call

### AGENTS

Maigen Norman  
0418 557 597  
maigenn@ljhsales.com.au

Brianna Stopps  
0437 969 863  
briannas@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists Gawler |  
Barossa  
(08) 8522 3311

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



entertaining area.

- ground salt chlorinated swimming pool- ready for summer!
- Single automatic garage.
- Impressive 6m x 9m shed with concrete floor and electricity.
- Rainwater tank.
- Solar panel system to help keep those power bills down.

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

## MORE DETAILS

Property ID	1VWRG54
Property Type	House
House Size	100 m2
Land Area	604 m2
Including	Air Conditioning Pool Deck Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Solar Panels

**Maigen Norman 0418 557 597**

Sales Specialist | maigenn@ljhsales.com.au

**Brianna Stopps 0437 969 863**

Sales Specialist | briannas@ljhsales.com.au

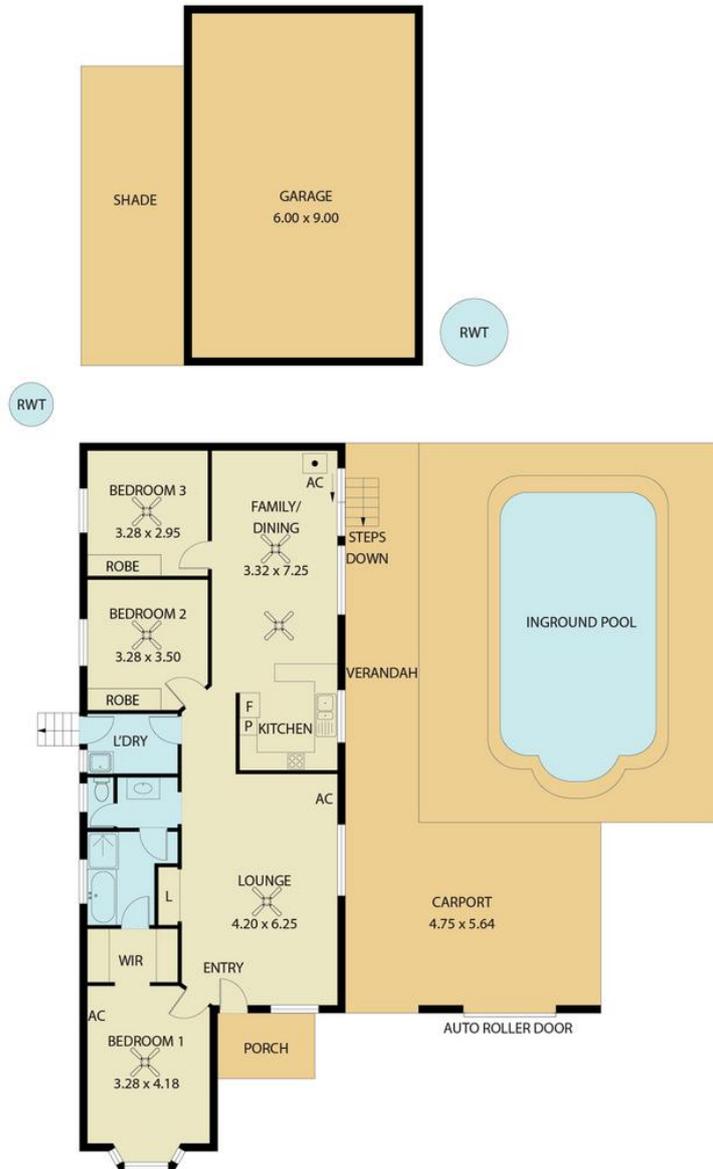
**LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311**

26 Adelaide Road, GAWLER SA 5118

[gawlerbarossa.ljhooker.com.au](http://gawlerbarossa.ljhooker.com.au) | [gawler@ljhsupport.com.au](mailto:gawler@ljhsupport.com.au)



4 James Street,  
RIVERTON



Living: 109.30SQ.M  
 Carport/Porch: 31.30SQ.M  
 Verandah/Shade: 52.02SQ.M  
 Garage: 54.00SQ.M

**TOTAL: 246.62SQ.M**

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.