







5 James Street, Riverton

Snap it up now!

Under instructions from the Public Trustee.

Positioned in the heart of Riverton on a well-presented street, this property at 5 James Street sits on a substantial allotment of approximately 1,532m2, offering space, flexibility and future potential.

The home itself is a solid size and presents a fantastic opportunity for those looking to add value. With a little TLC, it could easily be transformed into a comfortable family home or a smart addition to your investment portfolio.

Set within a growing regional market where house prices have been steadily increasing, this is a chance to secure a large parcel of land with strong upside.

Whether you're a first home buyer wanting to break into the market, a renovator ready to create something special, or an investor seeking long-term potential, this is one not to miss.

Features:
- 4 Spacious bedrooms.
- Central bathroom with separate toilet.
- Functional kitchen with adjoining meals area.

4 1 0

FOR SALE
$300,000 - $330,000

AGENTS

Maigen Norman
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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.

LJ Hooker

- Separate laundry with rear access.
- Verandah.
- Rain water tank.
- 5.5m x 6.8m shed.

CT / 5469/111
Year Built / 1976 (approx.)
Land size / 1532m2 (approx.)
Living size / 114m2 (approx.)

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	1W1NG54
Property Type	House
House Size	111 m2
Land Area	1532 m2

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5 James Street,
RIVERTON



Living:	108.50SQ.M
Porch/Deck:	11.20SQ.M
Verandah:	51.20SQ.M
Shed:	37.40SQ.M
TOTAL:	**208.30SQ.M**

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

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