

**25 Cairns Crescent, Riverton, SA 5412**



**House For Sale**

Wednesday, 20 March 2024

25 Cairns Crescent, Riverton, SA 5412

**Bedrooms: 4**

**Bathrooms: 2**

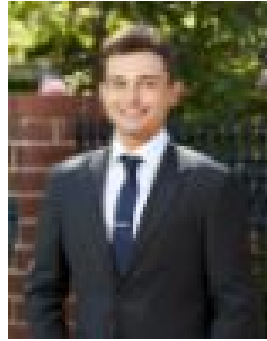
**Parkings: 5**

**Area: 504 m2**

**Type: House**



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## Price Guide \$349,000 (USP)

Ray White Salisbury is proud to present 25 Cairns Crescent Riverton. Escape the hustle and bustle of the city and embrace serene country living with this immaculately presented family home at 25 Cairns Crescent, Riverton. Offering the perfect blend of tranquility and convenience, this property promises a lifestyle of comfort and relaxation.

**THE LOCATION:** Nestled in the charming town of Riverton, this home enjoys a peaceful setting while still being within easy reach of essential amenities. Riverton offers a close-knit community atmosphere, with all the necessities just a stone's throw away. Education is readily accessible, with Riverton Primary School and Riverton & District High School nearby, ensuring quality schooling for growing families. Daily essentials are taken care of with the convenience of IGA Riverton and Riverton District Hospital just a 2-minute commute away. Despite its idyllic setting, Riverton maintains easy access to major urban centres. Enjoy a scenic 80-minute drive to the Adelaide CBD or reach Gawler town centre in just 40 minutes, providing the best of both worlds for residents.

**THE RESIDENCE:** Situated on an impressive corner allotment spanning approximately 504 square meters, this home boasts stunning street appeal with neat and tidy gardens and weatherboards bringing that modern country charm. Built in 2011, it offers a spacious and contemporary living environment for families. Upon entering, you're greeted by a flowing open floorplan adorned with stylish tiling and enhanced by a split system air conditioning unit for year-round comfort. The kitchen is a chef's delight, equipped with state-of-the-art stainless steel appliances, a convenient breakfast bar and the sink overlooking the backyard, a perfect layout for families. Four very generously sized bedrooms offer ample accommodation, each featuring built-in robes and ceiling fans for added comfort. The master suite, measuring 3.9 x 4.5 meters, boasts a split system and a spacious ensuite with a double shower, providing a luxurious retreat. Outside, the property is perfect for entertaining, with a rear decked verandah leading down to a shaded paved yard. Complete with a garden shed for additional storage, this space is ideal for family gatherings and outdoor enjoyment.

**FEATURES** • 504 sqm • Wide Frontage • Corner Allotment Home • Kitchen with Stainless Steel Appliances • Close Proximity to Shopping, Schools and Healthcare • Master Bedroom has a Spacious Ensuite With Double Shower • Four Generously Sized Bedrooms With Ceiling Fans and Built In Robes • Rear Yard Features Decked Verandah and Low Maintenance Paved Yard

Don't miss this exceptional opportunity, for all enquiries please contact Justin Irving. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection.

**Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale •