



# The Rioja



# PRINCE'S WHARF

SA1







# The Rioja

**Bedrooms:** 4  
**Living Area:** 179m<sup>2</sup> | 1.929ft<sup>2</sup>

**PRINCE'S  
WHARF**  
SA1

## Property Description

**Introducing The Rioja:** A modern, spacious four bedroom home spread over four floors. The ground floor includes a double bedroom, family bathroom and access into the integral garage. On the first floor there's a spacious open plan kitchen/dining space and lounge, whilst on the second floor, both the master and double bedroom feature en-suite bathrooms. All floors are accessed via a central staircase which leads to the third floor with it's bedroom, shower room, sun lounge and your own private rooftop terrace.

# G

### Ground Floor

Metres	Feet
<b>Garage</b> 5.99 x 3.08	19'8" x 10'1"
<b>Bedroom 4</b> 3.34 x 2.81	11'0" x 9'2"
<b>Bathroom</b> 2.27 x 1.98	7'5" x 6'6"

# 1

### First Floor

Metres	Feet
<b>Lounge</b> 4.65 x 3.60	15'3" x 11'10"
<b>Kitchen</b> 4.65 x 3.05	15'3" x 10'0"
<b>Dining</b> 3.75 x 2.50	12'4" x 8'2"

# 2

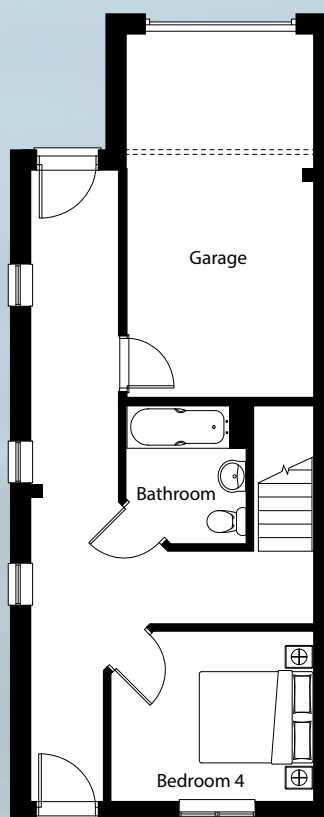
### Second Floor

Metres	Feet
<b>Master Bedroom</b> 4.65 x 3.60	15'3" x 11'10"
<b>En-Suite</b> 2.46 x 1.54	8'1" x 5'0"
<b>Bedroom 2</b> 4.65 x 3.37	15'3" x 11'1"
<b>En-Suite</b> 2.46 x 1.54	8'1" x 5'0"

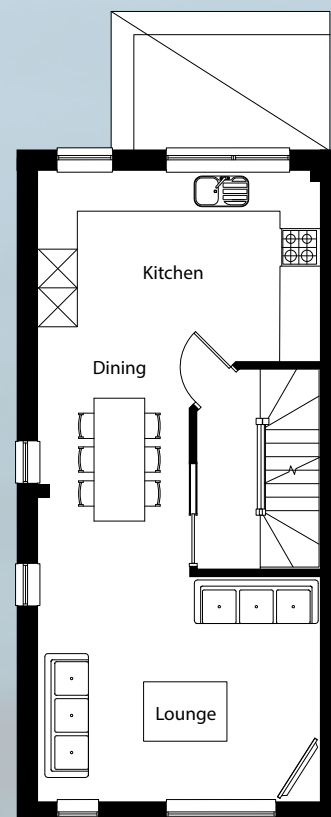
# 3

### Third Floor

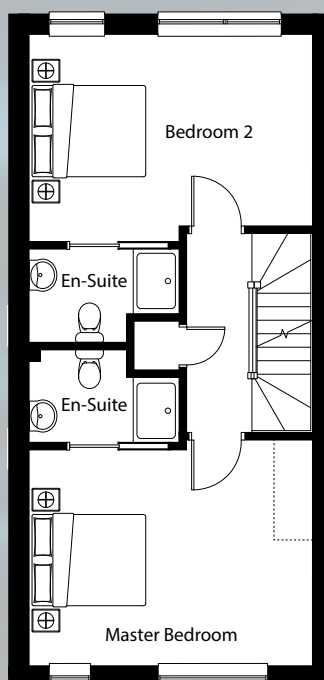
Metres	Feet
<b>Bedroom 3</b> 4.65 x 3.05	15'3" x 10'0"
<b>Shower Room</b> 2.37 x 1.55	7'9" x 5'1"
<b>Sun Lounge</b> 3.62 x 2.63	11'10" x 8'8"
<b>Terrace</b> 4.68 x 4.34	15'4" x 14'3"



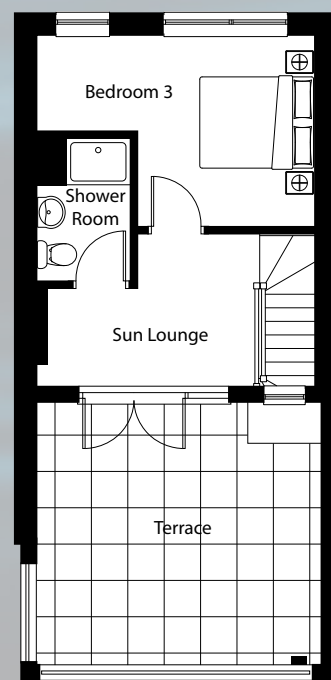
Ground Floor



First Floor



Second Floor



Third Floor

Internal floor layouts and dimensions may be subject to alteration. All computer generated imagery and floorplans are for illustrative purposes only.

Side windows on ground and first floors apply to plots 1, 6, 7, 10, 11 and 16