

**PROPERTY BROCHURE**  
**1251 COURTENAY ROAD**  
**KIRWEE**

**A**

**+ S**



# 1251 COURTENAY ROAD, KIRWEE

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## STYLISH LIVING, SPACIOUS SURROUNDS

 4  2  2  297m<sup>2</sup>  5,357m<sup>2</sup>

Enjoy the best of both worlds with this cleverly configured, contemporary home set on a generous 5,357sqm (approx.). Designed with space, flow, and family function in mind, the layout offers excellent separation between living zones and bedrooms, making day-to-day living feel effortless. Offering privacy, flexibility, and a relaxed lifestyle, this home delivers easy living inside and out.

At the heart of the home is a striking open plan kitchen complete with a stone island, walk-in scullery, and seamless connection to the dining and living spaces. Triple sliders open wide to the patio, inviting in all-day sun and views over the garden. Polished concrete floors add a modern edge, while timber-panelled ceilings and a log burner with wetback bring warmth and charm. A heat pump and night store heaters ensure year-round comfort.

Accommodation is cleverly divided across two distinct wings. One wing hosts the master with walk-in robe and ensuite, along with a separate guest bedroom and powder room. The opposite end of the home features two additional bedrooms, the main bathroom, and a second living/media room — ideal for teens, guests or quiet retreat.

The landscaped grounds offer freedom and space, with two paddocks, a woodshed, garden shed, and storage shed all enhancing the lifestyle on offer. There's room for pets, a growing family, or a budding home hobbyist.

Positioned in the heart of Kirwee, close to the local school and preschool and an easy drive to Rolleston or Christchurch — this is a home where lifestyle comes naturally.



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## LEGALS

Land area	5,357 m2 (approx.)
Floor area	297 m2 (approx.)
Tenure	Freehold
Rateable value	\$1,350,000
Land value	\$430,000
Improvement value	\$920,000
Rates	\$4,041.45 p.a
Council zone	Residential Zone E

## ENERGY

Heating	Log burner, heat pump
Insulation	Ceiling, walls
Windows	Double glazed; aluminum joinery
Water heating	Electric, wet back

## CONSTRUCTION

Decade built	2010-2019
Exterior	Colorsteel
Roof	Colorsteel
Insurer	AMI

## CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Clothesline | Dishwasher | Electric Oven | Hob - Gas | Extractor Fan(s) (2) | Fixed Floor Coverings | Heated Towel Rail(s) (2) | Heat Pump and Remote | Light Fittings | Range Hood | Smoke Detector(s) | TV Brackets (3) | Spa Pool | Water Filtration System | Invisible Dog Fence  
Excluded: Retractable Hoses



## INTRODUCING AMY + SHAR

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Founded in 2025, A + S is an innovative boutique real estate agency based in Darfield, led by the dynamic duo of Amy Jones and Shar Simôn. With over 18 years of combined experience, Amy and Shar have honed their skills to perfection, creating an agency that offers something truly unique—an exceptional personal touch + unparalleled local market knowledge.

We deliver a bespoke service that's only possible with a boutique agency. It's all about you—your needs, your goals, and your journey. We pride ourselves on building long-lasting relationships with our clients based on trust, integrity, and a shared passion for real estate. When you work with us, you're not just another transaction; you're a valued partner.

At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional experience that makes the process of buying or selling as smooth as possible.

We love where we live, and we want you to love it too.

Our local expertise + dedication to your success set us apart, giving you the confidence that we have your best interests at heart.

We can't wait to help you achieve your real estate goals!

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**AMY + SHAR**

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