

**PROPERTY BROCHURE**  
**1314 COURTENAY ROAD**  
**KIRWEE**

**A**

**+ S**



# 1314 COURTENAY ROAD KIRWEE

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## MODERN + SPACIOUS

 4  2  2  203m<sup>2</sup>  744m<sup>2</sup>

Right in the heart of Kirwee, this modern home on a 744sqm (approx.) section delivers a relaxed lifestyle with all the everyday comforts a growing family needs.

Step into a warm and inviting layout where the open plan kitchen, dining, and living zone forms the central hub — ideal for busy households and relaxed gatherings alike. With two heat pumps and full double glazing, the home stays cosy no matter the season.

Four bedrooms, including a master with ensuite and walk-in robe, provide privacy and comfort, while the main bathroom, separate toilet, and dedicated laundry offer day-to-day ease. Internal access garaging and off-street parking tick the practical boxes.

Outside, there's room to unwind or entertain on the sunny patio area, all wrapped in an established garden and fenced backyard for peace of mind.

Just a short stroll from Kirwee School, preschool, and local amenities — and with an easy commute to Christchurch — this is a property that delivers lifestyle, location, and long-term appeal.



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## LEGALS

Land area	744 m2 (approx.)
Floor area	203 m2 (approx.)
Tenure	Freehold
Rateable value	\$750,000
Land value	\$290,000
Improvement value	\$460,000
Rates	\$3,996.20 p.a
Council zone	Residential 9D

## ENERGY

Heating	Heat pump x 2
Insulation	Ceiling, walls
Windows	Double glazed; aluminum joinery
Water heating	Electric

## CONSTRUCTION

Decade built	2000-2009
Exterior	Linea
Roof	Colorsteel
Insurer	Aon

## CHATTELS

Auto Garage Door Opener (1) and Remote(s) (1) | Window Treatments | Clothesline | Dishwasher | Electric Oven | Hob - Electric | Fixed Floor Coverings | Heat Pump(s) (2) and Remote(s) (2) | Light Fittings | Range Hood | Smoke Detector(s)



## 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!

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**AMY + SHAR**

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