

PROPERTY BROCHURE  
7 CHERRY AVENUE  
DARFIELD

A

+ S







# 7 CHERRY AVENUE DARFIELD

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## FAMILY-SIZED + FEATURE-PACKED

 4  2  2  205m<sup>2</sup>  655m<sup>2</sup>

With its generous proportions, contemporary finishes, and a floor plan that works beautifully for modern living, this well-considered home delivers space, style, and functionality in equal measure.

At the heart of the home, the open-plan kitchen, dining, and living zone is both practical and polished—featuring stone benchtops, quality appliances, a striking tiled splashback, and a walk-in pantry. The adjoining media room offers a second living space ideal for family movie nights or entertaining guests.

Accommodation is well-catered for with four bedrooms, including a master complete with walk-in robe, ensuite (with tiled shower), and sliding doors to the patio. A sleek family bathroom with freestanding bath, separate toilet, and thoughtful storage add everyday ease, while year-round comfort is ensured with two heat pumps and a log burner.

Seamless indoor-outdoor flow connects to sun-drenched patios and an established garden setting that's been carefully designed for both relaxation and low-maintenance living.

Set on 655sqm (approx.) in a quiet and popular Darfield street, this home is just minutes from schools, shops, cafés, and essential services. With a separate laundry, internal access double garage, and excellent storage, this is a home that truly ticks the boxes—ready to move in and enjoy.



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## LEGALS

Land area	655 m2 (approx.)
Floor area	205 m2 (approx.)
Tenure	Freehold
Rateable value	\$760,000
Land value	\$250,000
Improvement value	\$510,000
Rates	\$4,008.35 p.a
Council zone	Residential 9B

## ENERGY

Heating	Log burner, two heat pumps
Insulation	Walls, ceiling
Windows	Double glazed; aluminum joinery
Water heating	Electric

## CONSTRUCTION

Decade built	2020 - 2029
Exterior	Brick, cedar
Roof	Colorsteel
Insurer	Aon

## CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Clothesline | Dishwasher | Electric Oven | Hob - Induction | Extractor Fan(s) (2) | Fixed Floor Coverings | Heated Towel Rail(s) (2) | 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!

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



**AMY + SHAR**

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