

PROPERTY BROCHURE
38 GRAEME FOOTE STREET
DARFIELD

A

+ S



38 GRAEME FOOTE STREET DARFIELD

STYLISH & MOVE-IN READY

 4  2  2  199m²  855m²

Enjoy the best of modern family living in this brand-new home, positioned in a popular Darfield subdivision. Thoughtfully designed for comfort and functionality, this home offers space to relax, entertain, and grow.

The open-plan kitchen, dining, and living area is bathed in natural light, creating a warm and inviting hub of the home. Cooking is a pleasure in the stylish kitchen, featuring an island bench, walk-in pantry, and quality appliances. A separate lounge/media room—enhanced by a sleek barn door—provides a private retreat for movie nights or quiet time.

The master suite is privately positioned and offers a walk-in wardrobe and a well-appointed ensuite. Three additional bedrooms, two with built-in storage, are located down the hall and serviced by a contemporary family bathroom with a separate toilet for added convenience.

Comfort is assured year-round with a log burner, heat pump and electric flame heater. The double internal-access garage offers excellent storage, including a built-in laundry and attic space.

Outside, the fully fenced section is landscaped for easy care, complete with fruit trees and vegetable gardens, perfect for those with a green thumb.

Situated near excellent local schools, Darfield's amenities, and an easy 40-minute commute to Christchurch, this is an ideal spot for families looking for space, community, and access to outdoor adventures.



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LEGALS

Land area	855 m2 (approx.)
Floor area	199 m2 (approx.)
Tenure	Freehold
Rateable value	\$780,000
Land value	\$270,000
Improvement value	\$510,000
Rates	\$4,245.60 p.a
Council zone	Residential Zone B

ENERGY

Heating	Heat pump, log burner, electric flame heater
Insulation	Walls, ceiling
Windows	Double glazed; aluminum joinery
Water heating	Gas

CONSTRUCTION

Decade built	2020-2029
Exterior	Firth concrete brick, Abodo pine exterior
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Dishwasher | Clothesline | Electric Oven | Hob - Gas | Extractor Fan(s) (2) | Fixed Floor Coverings | Heated Towel Rail(s) (2) | Heat Pump (1) and Remote | Light Fittings | Range Hood | Smoke Detector(s) | Electric Flame Heater and Remote



INTRODUCING AMY + SHAR

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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