

PROPERTY BROCHURE
25 WALTER PLACE
KIRWEE






A

+ S



25 WALTER PLACE, KIRWEE

FAMILY-FRIENDLY & FUNCTIONAL

 4  2  2  230m²  766m²

Positioned for privacy at the end of a quiet Kirwee cul-de-sac, this well-designed home offers an easy-care lifestyle with all the modern comforts. From spacious interiors to a sunny outdoor setting, it's a property that caters to relaxed family living.

The open plan kitchen, dining, and living zone is bright and welcoming, complete with a walk-in pantry and central island for effortless entertaining. A separate lounge provides a cosy retreat, while a dedicated study nook adds versatility for those working from home. Sliding doors open to a sheltered patio and BBQ area, ideal for summer evenings.

Four bedrooms, including a master with tiled ensuite and walk-in robe, are supported by a modern bathroom, separate toilet, and a double internal access garage with laundry. A log burner, two heat pumps, and a heat transfer system ensure year-round comfort.

The fully fenced 766sqm (approx.) section features raised vegetable beds, fruit trees, two garden sheds, and established planting—perfect for families who love time outdoors.

Just a short stroll from the local school and amenities, and within easy reach of Rolleston and Christchurch, this is a home that ticks all the boxes.



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LEGALS

Land area	766 m2 (approx.)
Floor area	230 m2 (approx.)
Tenure	Freehold
Rateable value	\$840,000
Land value	\$300,000
Improvement value	\$540,000
Rates	\$4,017.85 p.a
Council zone	Residential Zone D

ENERGY

Heating	Log burner, heat pump x 2, heat transfer system
Insulation	Walls, ceiling
Windows	Double glazed; aluminum joinery
Water heating	Electric

CONSTRUCTION

Decade built	2010-2019
Exterior	Brick
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Clothesline | Dishwasher | Electric Oven | Hob - Induction | Extractor Fan (2) | Fixed Floor Coverings | Garden Shed (2) | Heated Towel Rail(s) (2) | Heat Pump (2) and Remotes (2) | Heat Transfer System | Light Fittings | Range Hood | Refrigerator | Smoke Detector(s) | TV Brackets (2) | Security Cameras (2)



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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AMY + SHAR

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