

PROPERTY BROCHURE

48 POCOCK ROAD

SPRINGFIELD

A

+ S



48 POCOCK ROAD SPRINGFIELD

CHARMING CHARACTER COTTAGE

 3  1  1  102m²  1,391m²

Perfectly positioned in the heart of Springfield's Alpine Village, this delightful character cottage sits on a spacious 1,391sqm (approx.) section, offering a peaceful, semi-rural lifestyle with everyday convenience close at hand.

Brimming with charm, the home features a warm and inviting open plan kitchen, dining, and living area, complemented by a toasty log burner and the original coal range with wetback – ideal for cosy winters. Practical living continues with three comfortable bedrooms, a tidy family bathroom, and a detached laundry/utility room providing excellent functionality. Move in and enjoy as is or add your own personal touches to further enhance and modernise this appealing home.

Step outside to enjoy a fully-fenced section that caters to families, hobbyists, and entertainers alike. A single garage, garden shed, wood shed, chicken coop, and paved patio area create a wonderful setting for weekend BBQs, gatherings, and relaxed outdoor living.

Situated just moments from the local school and village amenities, and at the gateway to outdoor adventures, this location offers abundant opportunities for hunting, fishing, river walks, mountain biking, and quick access to the Porter Heights ski slopes and resort. A charming family haven with the bonus of nature's playground right at your doorstep.



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Boundary lines indicative only



LEGALS

Land area	1,391 m2 (approx.)
Floor area	102 m2 (approx.)
Tenure	Freehold
Rateable value	\$445,000
Land value	\$230,000
Improvement value	\$215,000
Rates	\$3,076.50 p.a
Council zone	Residential Zone D

ENERGY

Heating	Log burner, Coal range
Insulation	Ceiling, walls (partial), underfloor
Windows	Timber joinery
Water heating	Electric, wetback

CONSTRUCTION

Decade built	1900-1909
Exterior	Weatherboard
Roof	Corrugated iron
EQC Claim	CLM/2010/118885

CHATTELS

Window Treatments | Clothesline | Electric Stove | Fixed Floor Coverings | Garden Shed |
Light Fittings | Smoke Detector(s) | TV Brackets



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!

NOTES

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AMY + SHAR

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