

PROPERTY BROCHURE  
6 OLDHAM PLACE  
DARFIELD

A

+ S











# 6 OLDHAM PLACE DARFIELD

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## TUCKED-AWAY TREASURE

 3  1  2  160m<sup>2</sup>  824m<sup>2</sup>

Tucked away in a peaceful cul-de-sac, this impeccably maintained home offers comfort, style and convenience on an 824sqm (approx.) section in Darfield.

Thoughtfully modernised throughout, the home features a crisp white kitchen with quality appliances, gas cooktop and ample storage, all flowing seamlessly to the dining and living space. French doors open to a private patio and easy-care garden—ideal for summer BBQs, morning coffees or quiet afternoons in the sun.

Year-round comfort is assured with double glazing, a gas fire and a heat pump. The functional layout includes three bedrooms, a family bathroom, separate toilet and a carpeted internal-access double garage with laundry.

The backyard is a hidden gem—fenced and well established, with fruit trees, a thriving strawberry patch on irrigation, and plenty of lawn for pets or play. An easy walk to shops, parks, and schools, this is a home that feels just right.



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## LEGALS

Land area	824 m2 (approx.)
Floor area	160 m2 (approx.)
Tenure	Freehold
Rateable value	\$640,000
Land value	\$250,000
Improvement value	\$390,000
Rates	\$3,702.30 p.a
Council zone	Residential 9B

## ENERGY

Heating	Gas fire, heat pump
Insulation	Ceiling, walls
Windows	Double glazed; aluminum joinery
Water heating	Gas

## CONSTRUCTION

Decade built	1990-1999
Exterior	Brick
Roof	Colorsteel
Insurer	FMG

## CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Dishwasher | Electric Oven | Hob - Gas | Extractor fan(s) (1) | Fixed Floor Coverings | Garden Shed (2) | Heat Pump and Remote | 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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# FLOOR PLAN

**AMY + SHAR**

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