

PROPERTY BROCHURE
218 WHITECLIFFS ROAD
WHITECLIFFS

A

+ S



218 WHITECLIFFS ROAD, WHITECLIFFS

RUSTIC CHARM, RURAL SETTING

 3  1  2  120m²  1,765m²

Tucked away in the peaceful village of Whitecliffs, this well-presented three-bedroom home offers character, comfort, and plenty of outdoor space to enjoy the good life. Set upon a generous 1,765sqm (approx.) section, it's an inviting option for those seeking a laid-back country lifestyle with a practical twist.

Warm and welcoming, the home features open plan kitchen, dining and living area, anchored by a cosy log burner with wetback. A hallway convection heater, heat transfer system, and a mix of double and single glazing help ensure year-round comfort.

Accommodation includes three bedrooms, a family bathroom, and a convenient hideaway laundry. The timber accents and exposed brick add to the home's inviting aesthetic, while large windows capture garden views and natural light.

Step outside to enjoy a fabulous outdoor entertaining area—perfect for BBQs and family gatherings—as well as an extra-large double garage with room for all the tools, toys or workshop needs. The established grounds are well laid out, offering space for gardens, pets or just room to roam.

Located just a short drive from Glentunnel, and within easy reach of Darfield and the wider Selwyn district, this property blends rustic appeal with modern liveability.



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This room has been virtually staged



This room has been virtually staged



Boundary lines indicative only

LEGALS

Land area	1,765 m2 (approx.)
Floor area	120 m2 (approx.)
Tenure	Freehold
Rateable value	\$530,000
Land value	\$270,000
Improvement value	\$260,000
Rates	\$3,558.95
Council zone	Residential 9D

ENERGY

Heating	Log burner, heat transfer system
Insulation	Walls, ceiling
Windows	Double glazed; aluminum joinery - partial
Water heating	Electric

CONSTRUCTION

Decade built	1990 - 1999
Exterior	Batten and Ply
Roof	Colorsteel
Insurer	AMI

CHATTELS

Auto Garage Door Opener and Remote(s) | Clothesline | Electric Oven | Extractor Fan | Fixed Floor Coverings | Heated Towel Rail | Garden Shed | Heat Transfer System | Light Fittings | Range Hood | Smoke Detector(s)



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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