

PROPERTY BROCHURE
16 VENERABLE TERRACE
YALDHURST

A

+ S



16 VENERABLE TERRACE YALDHURST

PARKSIDE LIVING MADE EASY



Perfectly positioned opposite Broomfield Common, this well-presented single-level home offers an easy-care lifestyle in a peaceful setting.

Set on a manageable 260sqm (approx.) section, the standalone home features a modern open-plan design where the kitchen, dining, and living areas connect seamlessly. Sliding doors open to a private patio and low-maintenance garden, providing a sunny retreat for entertaining or unwinding at the end of the day.

Accommodation includes three bedrooms, each with built-in wardrobes, all serviced by a well-appointed bathroom. Year-round comfort is assured with double glazing and a heat pump, creating a warm and efficient environment.

Practical features include an internal-access garage with laundry facilities, plus the bonus of adjacent visitor parking – ideal for guests or an extra vehicle.

Whether you're starting out, downsizing, or looking for a smart investment, this home ticks all the boxes. The convenience of nearby shops, schooling options, and transport links adds to its appeal, while the expansive parkland across the road makes this location truly special.



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LEGALS

Land area	260 m2 (approx.)
Floor area	116 m2 (approx.)
Tenure	Freehold
Rateable value	\$580,000
Land value	\$230,000
Improvement value	\$350,000
Rates	\$3,609.92 p.a
Council zone	Residential Zone C

ENERGY

Heating	Heat pump
Insulation	Walls, ceiling
Windows	Double glazed; aluminum joinery
Water heating	Electric

CONSTRUCTION

Decade built	2010-2019
Exterior	Brick
Roof	Colorsteel
Insurer	Tower Insurance

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Clothesline | Dishwasher | Electric Oven | Hob - Electric | Extractor Fan(s) (1) | Heated Towel Rail(s) (1) | Heat Pump and Remote | Light Fittings | Range Hood | Security System | Smoke Detector(s) | Hose Reel | Freestanding Cupboard (Garage)



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!

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



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