

PROPERTY BROCHURE  
9 CEDRIC PLACE  
DARFIELD

A

+ S







# 9 CEDRIC PLACE DARFIELD

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## MOVE IN + ENJOY

 4  2  2  179m<sup>2</sup>  679m<sup>2</sup>

Positioned on a 679sqm (approx.) section in the sought-after Newbrook subdivision, this immaculately presented four-bedroom home combines contemporary style with everyday functionality. From its striking street appeal to the well-planned interior, this is a property designed for easy family living.

At the heart of the home, a sun-filled open plan kitchen, dining, and living space provides a welcoming hub for daily life. The kitchen is both stylish and highly practical, complete with a walk-in pantry and excellent workspace, making meal preparation and entertaining a pleasure. Seamless flow to the patio makes relaxing outdoors effortless.

The master suite is a private retreat, complete with a walk-in robe and ensuite, while three further bedrooms share a well-appointed family bathroom. Comfort is assured year-round with a heat pump and HRV system.

Practicality is a priority here, with an internal access double garage featuring attic storage and an integrated laundry. Outside, the fully fenced backyard offers established gardens, excellent off-street parking, and space for kids and pets to play.

Located close to Darfield's amenities, schools, and services, this home delivers a perfect balance of lifestyle and convenience.



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## LEGALS

Land area	679 m2 (approx.)
Floor area	179 m2 (approx.)
Tenure	Freehold
Rateable value	\$740,000
Land value	\$250,000
Improvement value	\$490,000
Rates	\$3,858.25 p.a
Council zone	Residential Zone B

## ENERGY

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

## CONSTRUCTION

Decade built	2020-2029
Exterior	Brick
Roof	Colorsteel
Insurer	State Insurance

## CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Clothesline | Dishwasher | Electric Oven | Hob - Induction | Extractor Fan(s) (2) | Heated Towel Rail(s) (2) | Heat Pump and Remote | HRV System | Light Fittings | Range Hood | Smoke Detector(s) | TV Brackets



## 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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**AMY + SHAR**

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