

PROPERTY BROCHURE
4 PERRIN PLACE
DARFIELD

A

+ S



4 PERRIN PLACE DARFIELD

EASY LIVING, INSIDE + OUT

 3  2  2  203m²  1119m²

Tucked down a lane off a cul-de-sac, this home sits on a generous section and offers a rare blend of space, comfort, and practicality — all just moments from Darfield's main amenities.

Step inside and you'll find a floor plan that's been designed for the way people actually live. The central hub brings together a contemporary kitchen with plenty of bench space, open-plan dining, and a relaxed living area that's perfect for everyday life. Sliding doors draw you outside, while a semi separate lounge gives flexibility for both family time and quiet retreat.

Three bedrooms include a master with walk-in wardrobe, outdoor access, and a spacious ensuite with a tiled double shower. The family bathroom, separate toilet, and a laundry within the double garage keep daily routines running smoothly, while a water filtration system is a thoughtful extra.

Warmth and comfort are guaranteed year-round thanks to a log burner, heat pump, underfloor heating in both bathrooms, and a heat transfer system that keeps the whole home cosy.

Outdoors, there's room for everyone — from the large, sheltered patio ideal for summer entertaining to the established gardens that include a greenhouse, raised vegetable beds, and a garden/wood shed. The fully fenced section provides peace of mind for families and pets, with plenty of lawn for kids to kick a ball around or create a backyard project.

In a location that's both private and convenient, this home ticks the boxes for those who want more space without sacrificing modern comfort.



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LEGALS

Land area	1119 m2 (approx.)
Floor area	203 m2 (approx.)
Tenure	Freehold
Rateable value	\$740,000
Land value	\$260,000
Improvement value	\$480,000
Rates	\$3,858.25 p.a
Council zone	Residential Zone B

ENERGY

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

CONSTRUCTION

Decade built	2000-2010
Exterior	Brick
Roof	Colorsteel
Insurer	AMI Insurance

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Clothesline | Dishwasher | Fixed Floor Coverings | Freestanding Oven with Gas Hob | Garden Shed | Heated Towel Rail(s) (2) | Heat Pump and Remote | Heat Transfer System | Light Fittings | Range Hood | Smoke Detector(s) | Water Filtration System | Green House



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!

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FLOOR PLAN

AMY + SHAR

021 077 9945 / 027 555 0654

amy@asrealestate.co.nz

shar@asrealestate.co.nz

ASREALESTATE.CO.NZ

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