

**PROPERTY BROCHURE**

**16 GLEN OAK DRIVE**

**KIRWEE**

**A**

**+ S**







# 16 GLEN OAK DRIVE KIRWEE

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## CONTEMPORARY + OUTDOOR LIVING FUSION

 3  2  2  230m<sup>2</sup>  836m<sup>2</sup>

Modern, striking and architecturally designed, this two-storey home on an 836 sqm (approx.) section captures the essence of relaxed, contemporary living in the heart of Kirwee. From its bold exterior and warm timber details to its easy indoor-outdoor connection, this is a home that's as practical as it is stylish.

The open-plan layout brings together kitchen, dining and living spaces beneath a soaring plywood ceiling, anchored by a concrete island bench and log burner (with wetback). Sliding doors extend the living outdoors to a generous deck and BBQ area — the perfect setting for evening gatherings under the festoon lights or quiet weekends around the firepit.

Upstairs, a second living area or rumpus provides a great breakout zone — ideal for movie nights, gaming, or simply unwinding away from the main hub. Three bedrooms include a restful master with walk-in robe and ensuite, complemented by a modern family bathroom, separate office, and internal-access double garage complete with integrated laundry and attic storage.

Outside, the low-maintenance landscaping complements the home's clean lines, with raised garden beds, a wood shed, and plenty of space for children and pets to play.

Set within walking distance to Kirwee School and the Treehouse Preschool, this location also offers an easy commute to Christchurch and Rolleston — giving you the best of rural community and modern convenience.



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## LEGALS

Land area	836 m2 (approx.)
Floor area	230 m2 (approx.)
Tenure	Freehold
Rateable value	\$910,000
Council zone	Residential Zone D

## ENERGY

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

## CONSTRUCTION

Decade built	2010-2019
Exterior	Colorsteel
Roof	Colorsteel

## CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Clothesline | Dishwasher | Freestanding Oven with Gas Hob | Extractor Fan(s) (2) | Fixed Floor Coverings | Garden Shed | Heated Towel Rail(s) (2) | Heat Pump and Remote | Light Fittings | Range Hood | Smoke Detector(s) | Water Filtration System | Planter Boxes (3) | Outdoor Seat



## 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!



**AMY + SHAR**

021 077 9945 / 027 555 0654

[amy@asrealestate.co.nz](mailto:amy@asrealestate.co.nz)

[shar@asrealestate.co.nz](mailto:shar@asrealestate.co.nz)

**ASREALESTATE.CO.NZ**

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