

PROPERTY BROCHURE
1315B COURTENAY ROAD
KIRWEE

A

+ S



1315B COURTENAY ROAD KIRWEE

A HIDDEN HAVEN

 3  2  2  225m²  908m²

Set back from the road on a well-established 908sqm (approx.) section, this inviting Kirwee home offers space, privacy and a practical layout that works for real life. Surrounded by mature greenery and positioned for peace, it's a property where you instantly feel at ease.

The heart of the home is the open-plan kitchen, dining and living space. Light-filled and social, it's a natural gathering point with seamless flow to the sheltered patio and BBQ area outside. Whether it's a weekday dinner or a weekend get-together, everything connects easily. A separate lounge provides a quiet retreat when you want it—ideal for winding down after a long day or settling in for a movie.

Comfort is well covered with a pellet fire, heat pump, heat transfer system and double glazing throughout. The home's thoughtful layout includes three bedrooms and two bathrooms, with the master enjoying its own ensuite and walk-in wardrobe. A dedicated study offers valuable flexibility for those working from home or needing extra room for hobbies. Practical spaces continue with a generous walk-through laundry, excellent storage and an internal-access double garage.

Outdoors, the rear garden is established and private, offering a lovely backdrop of mature trees and planting. There's plenty of room for children, pets and relaxed outdoor living, along with a garden shed, powered workshop and good off-street parking.

Located within easy walking distance of Kirwee School and the Treehouse Preschool, and an effortless commute to both Christchurch and Rolleston, this property delivers the calm and convenience families look for in the Selwyn district.



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LEGALS

Land area	908 m2 (approx.)
Floor area	225 m2 (approx.)
Tenure	Freehold
Rateable value	\$760,000
Council zone	Residential Zone D

ENERGY

Heating	Pellet Fire, heat pump, heat transfer system
Insulation	Walls, ceiling
Windows	Double glazed; aluminum joinery
Water heating	Electric

CONSTRUCTION

Decade built	2000-2009
Exterior	Plaster over poly
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Clothesline | Dishwasher | Electric Oven | Hob - Induction | Extractor Fan(s) (2) | Fixed Floor Coverings | Garden Shed (2) | Heated Towel Rail(s) (2) | Heat Pump and Remote | Heat Transfer System | Light Fittings | Range Hood | Security System | Smoke Detector(s) | TV Bracket(s) (3)



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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AMY + SHAR

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