

PROPERTY BROCHURE  
602 MCLAUGHLINS ROAD  
DARFIELD

A

+ S



# DARFIELD

boundary lines indicative only










# 602 MCLAUGHLINS ROAD DARFIELD

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## BIG SHEDS + BIG APPEAL

 3  2  2  231m<sup>2</sup>  4.07ha

Set on 4.07ha (approx.) and positioned just moments from Darfield township, this home delivers a lifestyle that is both practical and beautifully considered. Everything here has been designed with comfort and everyday ease in mind.

The heart of the home is an inviting open-plan kitchen, dining and living space—light-filled, social, and anchored by a kitchen built for those who take food and function seriously. Expansive bench space, quality appliances and seamless connection to the dining area make it a natural gathering point. The living zone stretches out toward the outdoors, where large sliders open to generous decking. Private, mature gardens frame the space, creating a backdrop that feels a world away despite being minutes from town.

Climate control is well covered with double glazing, a log burner for ambience and warmth, and a heat pump for year-round balance.

Accommodation includes three bedrooms, supported by two modern bathrooms. The master suite enjoys outdoor access, a walk-in wardrobe and a contemporary ensuite with a tiled shower—simple, sophisticated, and designed to function well for years to come. An internally accessed, carpeted double garage (complete with integrated laundry) reinforces the home's thoughtful layout.

Outside, the irrigated lawn frames the home, while productive vegetable beds, three well-fenced paddocks and a two-bay animal shelter take care of the self-sufficiency boxes. Storage and workspace are exceptional: a two-bay shed with power and a separate storeroom for the important bits, and a six-bay shed (also powered) with two enclosed bays—ideal for machinery, hobbies, toys, or a mix of all three.

This is a property that doesn't just promise lifestyle living—it delivers it with ease.



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## LEGALS

Land area	4.07 ha (approx.)
Floor area	231 m2 (approx.)
Tenure	Freehold
Rateable value	\$1,120,000
Land value	\$550,000
Improvement value	\$570,000
Rates	\$6,145.60 p.a
Council zone	Rural Industry Zone E

## ENERGY

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

## CONSTRUCTION

Exterior	Linea weatherboard
Roof	Colorsteel
Insurer	State Insurance

## CHATTELS

Window Treatments | Clothesline | Dishwasher | Electric Oven | Hob - Induction | Extractor Fan(s) (2) | Heated Towel Rail(s) (1) | Fixed Floor Coverings | Heat Pump and Remote | Light Fittings | Range Hood | Smoke Detector(s) | TV Brackets | Water Tank + Pump | Trough(s) | Electric Fence Unit





## 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.

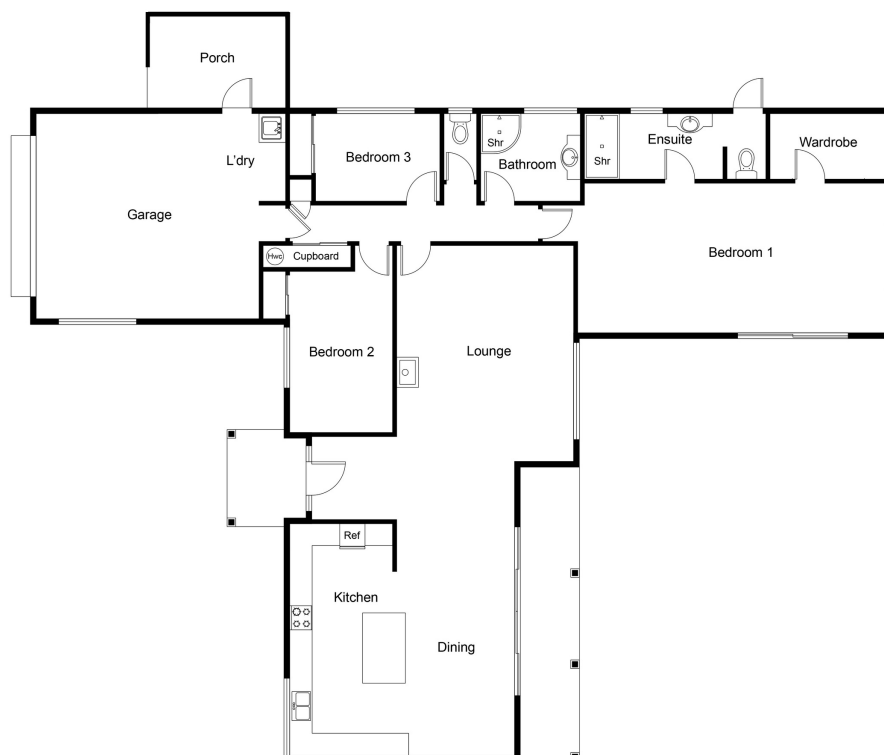
We love where we live, and we want you to love it too.

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!



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





**AMY + SHAR**

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