

**PROPERTY BROCHURE**  
**8 COLEMAN PLACE**  
**DARFIELD**

**A**

**+ S**



# 8 COLEMAN PLACE DARFIELD

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## UPDATED, WARM + READY

 3  1  2  90m<sup>2</sup>  857m<sup>2</sup>

Set on a generous 857sqm (approx.) section right in the heart of Darfield, this smartly presented property has been extensively renovated inside and out, meaning the hard work is well and truly done. You can move in, put the kettle on, and get on with life.

The open plan kitchen, dining and living area is the hub of the home, light-filled and welcoming with a layout that works whether you're hosting friends or enjoying a quiet night in. The updated kitchen and bathroom, new flooring, and fresh paint throughout give the home a clean, modern feel without stripping away its warmth or character.

Winter comfort is well covered here. A log burner takes centre stage, supported by double glazing and an HRV system to keep things cosy, dry, and efficient when the temperature drops.

Three bedrooms are serviced by a tidy bathroom, with the bonus of a separate toilet and separate laundry that adds real everyday practicality.

Outside is where this property really delivers. A pergola-covered patio and BBQ area makes entertaining easy, while the established section provides space for kids, pets, gardeners, and tinkerers alike. The separate garage is powered and includes a pit, ideal for those who like to get hands-on. There's also a garden shed, wood shed, store room, and the standout extra, a separate cabin or studio - perfect as a home office, creative space, or teenage retreat.

Positioned in a quiet cul-de-sac and within easy reach of Darfield's shops, schools, and amenities, this home suits families, professionals, and downsizers looking for an easy, well-located option.



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## LEGALS

|                |                    |
|----------------|--------------------|
| Land area      | 857 m2 (approx.)   |
| Floor area     | 90 m2 (approx.)    |
| Tenure         | Freehold           |
| Rateable value | \$480,000          |
| Council zone   | Residential Zone B |

## ENERGY

|               |                                 |
|---------------|---------------------------------|
| Heating       | Log burner, HRV system          |
| Insulation    | Ceiling, walls, underfloor      |
| Windows       | Double glazed; aluminum joinery |
| Water heating | Gas                             |

## CONSTRUCTION

|              |                 |
|--------------|-----------------|
| Decade built | 1970-1979       |
| Exterior     | Hardiplank      |
| Roof         | Corrugated iron |

## CHATTELS

Auto Garage Door Opener (1) and Remote(s) (3) | Window Treatments | Clothesline | Dishwasher | Extractor Fan (1) | Fixed Floor Coverings | Electric Oven | Hob - Gas | Garden Shed | HRV System | Light Fittings | Range Hood | Smoke Detector(s)



## 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**

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