

PROPERTY BROCHURE  
4 FARR STREET  
WHITECLIFFS

A

+ S







# 4 FARR STREET WHITECLIFFS

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## TIMELESS + TUCKED AWAY

 2  1  1  80m<sup>2</sup>  1005m<sup>2</sup>

Set on a generous 1,005sqm (approx.) section in the heart of Whitecliffs, this two-bedroom home offers a relaxed rural lifestyle with a genuine sense of place.

The home features a practical, no-fuss layout with a combined kitchen and dining area, a separate lounge warmed by a log burner with heat transfer, and a bathroom with integrated laundry. Comfortable and functional, it's a property that keeps things simple - in the best possible way.

Outside is where this property really comes into its own. A standalone garage with workshop and power provides excellent storage and workspace, while the grounds offer plenty of room to garden, tinker, or simply enjoy the space and privacy that comes with a section of this size.

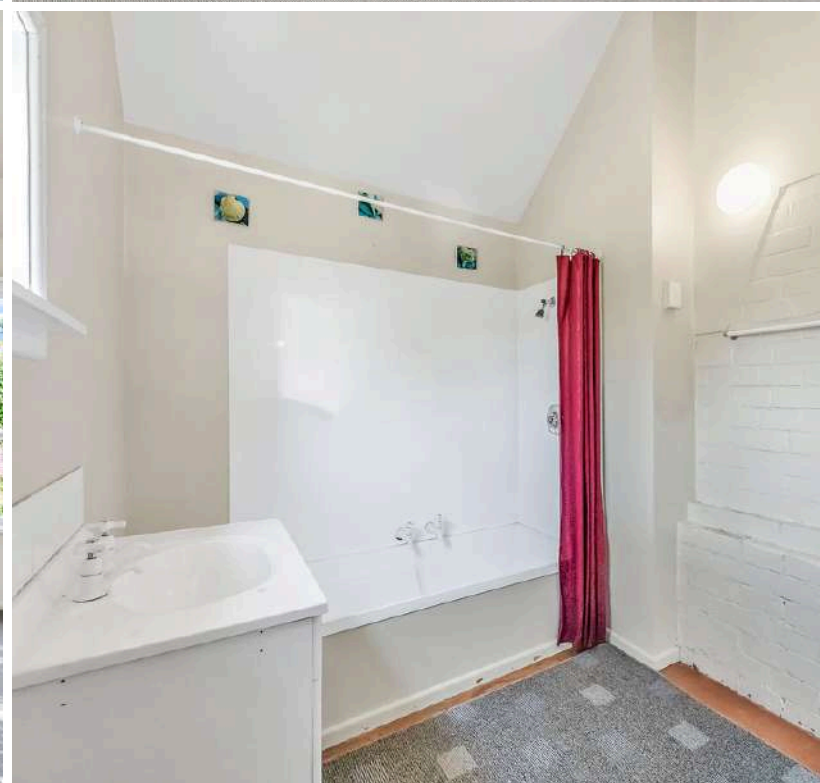
Adding a layer of character you simply can't replicate is the heritage-built shed, believed to have links to the Tarling brothers - highly regarded local craftsmen responsible for the iconic brickwork at the Glentunnel Library dating back to 1890. It's a rare and meaningful connection to Malvern's past, sitting quietly within the property, and it's understood the property was once home to Mona Anderson.

Located just a short drive from Glentunnel and within easy reach of Darfield and the wider Selwyn district, this is an appealing option for those seeking a slower pace, whether as a permanent home or a simple holiday retreat, with the added charm of local history woven through the property.



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## LEGALS

Land area	1,005 m2 (approx.)
Floor area	80 m2 (approx.)
Tenure	Freehold
Rateable value	\$425,000
Council zone	Residential Zone D

## ENERGY

Heating	Log burner, heat transfer
Insulation	Ceiling
Windows	Timber joinery
Water heating	Electric

## CONSTRUCTION

Decade built	1920-1929
Exterior	Hardiplank and weatherboard
Roof	Corrugated iron

## CHATTELS

Window Treatments | Electric Stove | Fixed Floor Coverings | Heat Transfer System | Light Fittings | Range Hood | Water Tank





## 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!

# NOTES

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**AMY + SHAR**

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