

PROPERTY BROCHURE

11 OLDHAM

PLACE DARFIELD

A

+ S



11 OLDHAM PLACE DARFIELD

FRONT POSITION + SMART BUYING

 2  1  1  100m²  403m²

Positioned as the front unit, this tidy 100sqm (approx.) brick home on a 403sqm section offers added street presence and ease of access - a practical advantage that buyers consistently value.

From the private cul-de-sac street, the home immediately feels tidy and established, with a generous driveway entry, internal access garaging, and neatly maintained grounds setting the tone. Step through the front porch into a light-filled open plan living, dining and kitchen area that forms the hub of the home, designed for comfortable, everyday living.

Two bedrooms are well supported by a practical layout, including a central bathroom with bath, separate toilet, and dedicated laundry - all the essentials, done properly.

Direct outdoor access from the laundry opens onto a concrete pathway, leading to a practical and well-positioned clothesline area.

Double glazing, heat pump, and DVS system keeps the home cozy during winter months and cool during the summer months.

Set just minutes from Darfield township, and local amenities. With the bonus of walking distance to Darfield High School and Darfield Primary School. This is a home that offers both convenience and community. Rolleston and Christchurch remain within comfortable commuting distance.



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LEGALS

Land area	403 m2 (approx.)
Floor area	100 m2 (approx.)
Tenure	Freehold
Rateable value	\$580,000
Rates	\$3,608.90
Council zone	Residential Zone B

ENERGY

Heating	Heat pump, DVS system
Insulation	Ceiling, walls
Windows	Double glazed; aluminum joinery
Water heating	Electric

CONSTRUCTION

Exterior	Brick
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Clothesline | Dishwasher | Electric Oven | Hob - Electric | Extractor Fan | Fixed Floor Coverings | Heat Pump | Light Fittings | Range Hood | Smoke Detector(s) | DVS System



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!

AMY + SHAR

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