

PROPERTY BROCHURE
4 DEVON CRESCENT
DARFIELD

A

+ S



4 DEVON CRESCENT DARFIELD

UPDATED, REFRESHED + READY FOR YOU

 3  2  2  230m²  804m²

Welcome to 4 Devon Crescent – a beautifully presented home combining modern comfort with easy, family-friendly living, set on a generous 804sqm (approx.) section. Previously admired and now even better, the current owners have thoughtfully updated the home throughout including the kitchen and bathrooms adding a fresh, contemporary touch to this already appealing property.

Step inside to a light-filled, open-plan kitchen, dining, and living area designed for effortless everyday living and entertaining. The modern kitchen features a generous island bench, quality finishes, and a stylish farmhouse sink, flowing seamlessly into the dining area and outdoor living spaces.

The home offers three well-proportioned bedrooms and now boasts refreshed bathrooms that elevate both style and functionality. Neutral tones and touches of soft powder blue create a warm, inviting atmosphere, ready for you to move in and enjoy.

Outdoors, a private section showcases established gardens and multiple living zones. A sunny deck and patio provide the ideal setting for summer barbecues, morning coffee, or evening unwinding. There's also ample space for a caravan, plus the bonus of a garden shed, vegetable garden, and tunnel house.

Comfort is assured year-round with a gas fire, heat pumps, and underfloor heating in both bathrooms.

Positioned on a corner site in a well-established part of Darfield, this home is within easy walking distance to schools, shops, parks, and local amenities – making daily life wonderfully convenient.



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LEGALS

Land area	804 m2 (approx.)
Floor area	230 m2 (approx.)
Tenure	Freehold
Rateable value	\$800,000
Rates	\$4,268.75
Council zone	Residential Zone B

ENERGY

Heating	Gas fire, heat pump (x2)
Insulation	Ceiling, walls
Windows	Double glazed; aluminum joinery
Water heating	Gas

CONSTRUCTION

Exterior	Brick
Roof	Colorsteel

CHATTELS

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



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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