

PROPERTY BROCHURE
19 SUFFOLK DRIVE
KIRWEE

A

+ S



19 SUFFOLK DRIVE KIRWEE

ELEGANT + EXCEPTIONAL

 4  2  3  255m²  974m²

Set in the sought-after Kirwee Plains subdivision, this beautifully presented 255sqm home on a generous 974sqm section delivers space, comfort, and modern family living in equal measure.

From the moment you arrive, the home makes a strong first impression with its clean lines, manicured grounds, and expansive driveway leading to a triple internal-access garage. Inside, the thoughtfully designed layout centres around a light-filled open plan kitchen, dining, and living area, complemented by a separate lounge. A sophisticated, curated colour palette delivers exceptional flow throughout, creating a cohesive and refined aesthetic.

The kitchen is a true standout, combining style and practicality with stone benchtops, quality appliances, and a walk-in pantry. A ducted heat pump system ensures year-round comfort throughout the home.

There are four spacious bedrooms providing comfortable accommodation. The master suite offers a private retreat, complete with a walk-in robe and a sleek ensuite featuring underfloor tile heating. A family bathroom, separate toilet, walk-in linen room, and dedicated laundry further enhance the home's functionality.

Step outside and enjoy effortless indoor-outdoor flow to a sunny patio and a private kwila deck with BBQ area - ideal for hosting family and friends. The fenced section is beautifully landscaped and includes a garden shed, providing both privacy and practicality.

Positioned for convenience, the property is within walking distance to Kirwee School and Treehouse Preschool, while offering easy access to Rolleston and Christchurch for commuting.

A superb opportunity to secure a spacious, modern family home in a thriving community - this is one you will not want to miss.



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LEGALS

Land area	974 m2 (approx.)
Floor area	255 m2 (approx.)
Tenure	Freehold
Rateable value	\$950,000
Rates	\$5,331.25
Council zone	Residential Zone D

ENERGY

Heating	Ducted heat pump
Insulation	Ceiling, walls
Windows	Double glazed; aluminum joinery
Water heating	Gas

CONSTRUCTION

Exterior	Plaster, cedar
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (2) and Remote(s) (3) | Window Treatments | Dishwasher | Freestanding Oven with Gas Hob | Extractor Fan (2) | Fixed Floor Coverings | Heated Towel Rail (2) | Light Fittings | Range Hood | TV Brackets | Security System (unmonitored) | 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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