

PROPERTY BROCHURE
6B PEMBERTON DRIVE
DARFIELD

A

+ S



68

6B PEMBERTON DRIVE DARFIELD

HIDDEN HAVEN

 3  2  2  193m²  960m²

Tucked away down a private lane, this striking home sits on a generous 960sqm section, offering space, comfort, and easy living.

At the heart of the home, a thoughtfully designed open plan kitchen, dining, and living area is complemented by a separate lounge - ideal for families who value both connection and the flexibility to spread out. The kitchen is stylish and functional, enhanced by electronic blinds that add a layer of modern convenience and sophistication

Year-round comfort is assured with double glazing, a log burner for cosy winter warmth, and a ducted heat pump system to maintain the perfect temperature in every season.

The home offers three well-proportioned bedrooms, complemented by two beautifully appointed bathrooms, including a master ensuite with a tiled shower. The family bathroom mirrors this quality with its own tiled shower, creating a cohesive and refined finish throughout. A separate laundry and internal access double garage - carpeted and complete with attic storage - further enhance the home's sense of practicality and considered design.

Seamless indoor-outdoor flow leads to an expansive timber deck.

The established section provides a private, family-friendly environment with plenty of space for children and pets, along with a garden shed and generous off-street parking, including room for a caravan.

Set within walking distance to schools and close to town amenities, this is a home that balances privacy with everyday convenience - an easy place to settle in and stay awhile.



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LEGALS

Land area	960 m2 (approx.)
Floor area	193 m2 (approx.)
Tenure	Freehold
Rateable value	\$890,000
Rates	\$4,092.00
Council zone	Residential Zone B

ENERGY

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

CONSTRUCTION

Exterior	Plaster, cedar
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Dishwasher | Electric Oven | Gas - Hob | Range Hood | Extractor Fan (2) | Fixed Floor Coverings | Heated Towel Rail (2) | Light Fittings | Electronic Blinds (Kitchen) | Smoke Detector(s) | Garden Shed



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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