

**PROPERTY BROCHURE**  
**6 WESTMORLAND AVENUE**  
**DARFIELD**

**A**

**+ S**



BOUNDARY LINE INDICATIVE ONLY

# 6 WESTMORLAND AVENUE DARFIELD

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## THE FAMILY FORMULA

 3  2  2  193m<sup>2</sup>  867m<sup>2</sup>

Some homes just make sense - and this Cressy Oaks favourite is one of them.

Set on a generous 867sqm (approx.) section, it brings together the ingredients families genuinely look for: space to gather, space to retreat, comfort through the seasons, and a location that keeps everyday life easy.

The open plan kitchen, dining and living area is the natural meeting point, with a walk-in pantry, island bench and well-appointed kitchen keeping things practical without losing polish. A separate lounge adds the bonus we all quietly want - a second living space for movie nights, quiet moments, or the beautiful chaos of family life.

Three bedrooms are well supported by a family bathroom with bath, separate toilet, and separate laundry, while the master includes a walk-in robe and tiled ensuite.

Winter is well handled with a log burner (wetback), heat pump, and heat transfer system.

Summer living flows easily outdoors to the wrap around timber deck and BBQ area. The fenced section, established edging gardens, and lawn space give children, pets, and green thumbs room to do their thing.

With Darfield schools, the local swimming pool and Cressy Oaks' gathering green spaces all within walking distance, plus Rolleston and Christchurch within easy reach, this is a home that has done the maths - and got it right.



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## LEGALS

Land area	867 m2 (approx.)
Floor area	193 m2 (approx.)
Tenure	Freehold
Rateable value	\$780,000
Rates	\$4,237.60
Council zone	Residential Zone B

## ENERGY

Heating	Log burner (wetback), heat pump, heat transfer system
Insulation	Ceiling, walls
Windows	Double glazed; aluminum joinery
Water heating	Electric, wetback

## CONSTRUCTION

Exterior	Brick
Roof	Colorsteel

## CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Dishwasher | Electric Oven | Electric - Hob | Range Hood | Extractor Fan (2) | Fixed Floor Coverings | Heated Towel Rail (2) | Light Fittings | Log Burner (wetback) | Heat Pump | Heat Transfer | Smoke Detector(s) | TV Brackets (2) | Clothesline



## 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!



**AMY + SHAR**

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