

PROPERTY BROCHURE
3 CHERRY AVENUE
DARFIELD

A

+ S



3 CHERRY AVENUE DARFIELD

THE CHERRY ON TOP

 3  2  2  150m²  671m²

Some homes just have the right feel - and 3 Cherry Avenue is one of them. Modern, practical, and perfectly positioned for the sun, this appealing family home sits on a 671sqm (approx.) section within the vibrant Newbrook subdivision, where easy family living is well and truly taken care of.

The main living area is where this home really shines. Open plan kitchen, dining, and living all come together in one light-filled space, with the double stacker doors opening wide to the deck, lawn, and BBQ area. It is the kind of set-up that makes summer dinners, weekend coffees, and lingering outside longer than planned very easy to say yes to.

The kitchen keeps things sleek and functional with stone benchtops, a ceramic hob, electric oven, and island bench - enough style to look good, enough practicality to actually live with.

When the weather turns, the log burner brings the cosy factor, while the heat pump keeps things comfortable year-round. Basically, the home has all seasons covered.

Three bedrooms are well positioned, including the master with walk-in robe and ensuite tucked privately to one side of the home. The family bathroom includes a bath and toilet, while the internal access double garage with integrated laundry adds the everyday practicality that buyers quietly care about more than they admit.

Outside, the section is fully fenced, established and genuinely usable. There is a sunny deck, garden shed/woodshed, vegetable patch, lawn for kids or pets, and enough garden to enjoy without signing yourself up for a second job.



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LEGALS

Land area	671 m2 (approx.)
Floor area	150 m2 (approx.)
Tenure	Freehold
Rateable value	\$690,000
Rates	\$4,097.25
Council zone	Residential Zone B

ENERGY

Heating	Log burner, heat pump
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 | Dishwasher | Electric Oven | Electric - Hob | Range Hood | Extractor Fan (3) | Fixed Floor Coverings | Heated Towel Rail (2) | Light Fittings | Smoke Detector(s) | TV Brackets (2) | Security System | Garden Shed (1) | Clothesline



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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