PROPERTY BROCHURE

35 JACKS DRIVE
WEST MELTON

A

+ S

35 JACKS DRIVE
WEST MELTON

THROUGH THE TREES TO WEST MELTON EASE

3 2 2 212m2 1,432m2

Set privately behind established greenery on a generous (1,432sqm approx.) section, you'll find 35 Jacks Drive - a home offering space, shelter and the easy pace of West Melton living.

Beautifully presented and exceptionally designed, this family home brings together generous proportions, practicality and a wonderfully settled setting. From the tree-lined boundary to the established gardens, there is a sense of privacy here that feels instantly appealing.

At the heart of the home is the open plan kitchen, dining and living area, creating an easy central hub for family life. The kitchen is highly functional and well appointed, featuring quality appliances, a breakfast bar and walk-in pantry, along with plenty of storage, generous workspace and the thoughtful touches that make it a space you won't want to leave.

A separate lounge adds valuable flexibility, whether used as a quiet retreat, media room, children's space or a cosy place to settle. Comfort is well covered throughout the seasons with double glazing, two heat pumps and the warmth of the gas fire when the cooler months arrive.

Accommodation includes three bedrooms, with the master suite offering a walk-in robe and ensuite complete with bath. The family bathroom also includes a bath, while the separate toilet and separate laundry add further ease to everyday living.

Practicality continues with an internal access double garage, complete with carpet and attic storage, providing excellent additional space beyond the everyday.

Outdoors, the property truly comes into its own. The deck, BBQ area and patio offer relaxed spaces to entertain, unwind or enjoy long evenings at home, while the fenced grounds, established plantings and generous lawn space create room for children, pets, gardeners and family life to unfold naturally. Two garden sheds add further storage, keeping the section as useful as it is appealing.

West Melton continues to attract those wanting more space without losing connection. With Christchurch within easy reach, you can enjoy a quieter, more spacious lifestyle while staying well connected for work, schooling, shopping and everyday convenience.

Private, established and beautifully liveable, 35 Jacks Drive offers the kind of West Melton ease that is increasingly hard to find.

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BOUNDARY LINES INDICATIVE ONLY

LEGALS

Land area	1,432 m2 (approx.)
Floor area	212 m2 (approx.)
Tenure	Freehold
Rateable value	$1,000,000
Rates	$4,939.40
Council zone	Residential Zone E

ENERGY

Heating	Gas fire, two heat pumps
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) (1) | Window Treatments | Dishwasher | Electric Oven(s) (2) | Induction - Hob | Range Hood | Waste Disposal | Extractor Fan (2) | Fixed Floor Coverings | Light Fittings | Smoke Detector(s) | Security System (unmonitored) | Garden Shed (2) | 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!

NOTES

AMY + SHAR
021 077 9945 / 027 555 0654
amy@asrealestate.co.nz
shar@asrealestate.co.nz

ASREALESTATE.CO.NZ
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