

PROPERTY BROCHURE
5 KILLEAD AVENUE
DARFIELD

A

+ S



5 KILLEAD AVENUE DARFIELD

LIGHT, BRIGHT + BEAUTIFULLY CRISP

 4  2  2  235m²  818m²

Introducing you to 5 Killead Avenue - a beautifully presented family home where modern comfort, generous space and a peaceful rural outlook come together with ease.

Set on an 818sqm approx. section in the popular Cressy Oaks subdivision, this home has been designed with everyday family living in mind. Light, bright and immaculately kept, it offers a fresh, neutral feel throughout, with a bold feature wallpaper in the entry adding a fun pop of colour and personality from the moment you arrive.

The open plan kitchen, dining and living area forms the heart of the home, connecting easily to the outdoor deck and BBQ area. The kitchen is well appointed with stone benchtops, a walk-in pantry and great functionality, while the handy study nook adds a practical space for homework, admin or working from home.

A separate lounge provides valuable flexibility as a second living area, media room or quiet retreat. Accommodation includes four bedrooms, with the master featuring a walk-in robe and ensuite with tiled shower, along with a family bathroom, separate toilet and separate laundry adding everyday ease.

Comfort is well covered with double glazing and a ducted heat pump system, while the internal access double garage brings even more practicality with carpet, attic storage and an insulated garage door.

Outside, the fenced section offers usable space with room to add your own landscaping touches, while the open rural outlook gives the home a peaceful sense of space beyond the boundary.

Positioned within walking distance of Darfield High School, Darfield Primary School and the local swimming pool, with Rolleston approx. 25 minutes away and Christchurch around 45 minutes, this is Cressy Oaks living with space, polish and practicality.

Fresh, functional and beautifully finished - 5 Killead Avenue is ready to welcome its next chapter.



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LEGALS

Land area	818 m2 (approx.)
Floor area	235 m2 (approx.)
Tenure	Freehold
Rateable value	\$890,000
Rates	\$4,409.00
Council zone	Residential Zone B

ENERGY

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

CONSTRUCTION

Exterior	Plaster
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) | Window Treatments | Dishwasher | Electric Oven(s) (2) | Electric - Hob | Range Hood | Extractor Fan (2) | Fixed Floor Coverings | Light Fittings | Heated Towel Rail(s) (2) | Smoke Detector(s) | TV Bracket (1)



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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