

PROPERTY BROCHURE
1/367 HAWKINS ROAD
HORORATA

A

+ S



*Driveway digitally enhanced

1/367 HAWKINS ROAD HORORATA

ROOM TO LIVE + SPACE TO GROW

 3  2  2  169m²  2,513m²

Introducing you to 1/367 Hawkins Road - a home that feels welcoming from the moment you come through the gate, with space where it counts, comfort already covered, and a few very handy extras tucked in for good measure.

Set on a generous 2,513sqm (approx.) section in the township of Hororata, this well-presented home has a practical layout with open plan kitchen, dining and living forming the central hub. The kitchen is well equipped with a ceramic hob, electric oven, rangehood and dishwasher, while the living area connects easily to the outdoor deck and BBQ area - set for relaxed evenings, weekend catchups, and those easy outdoor moments that tend to linger a little longer.

There are three bedrooms plus a versatile rumpus room currently staged as a bedroom, providing excellent flexibility for families, guests, working from home or a second living area. The master bedroom features a walk-in robe and ensuite, while a family bathroom and separate laundry add further practicality to everyday living.

Comfort is sorted with a log burner, two heat pumps, double glazing and good insulation, giving the home practical appeal through every season.

Outside, the fenced section offers plenty of space without feeling overcomplicated. There is lawn to enjoy, vegetable gardens already in place, and scope to add further landscaping over time.

The separate approx. 54sqm double garage with power and attached studio adds another layer of versatility. Storage, hobbies, teenagers, workshop space - whatever the need, this setup gives you options.

Positioned within walking distance of Hororata Primary School and the Hororata Village Bar & Cafe, this property enjoys a relaxed village setting and everyday convenience.

More room, more flexibility, and perhaps the next chapter in the book!



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LEGALS

| | |
|----------------|--------------------|
| Land area | 2,513 m2 (approx.) |
| Floor area | 169 m2 (approx.) |
| Tenure | Freehold |
| Rateable value | \$650,000 |
| Rates | \$4,412.05 |
| Council zone | Residential Zone D |

ENERGY

| | |
|---------------|---------------------------------|
| Heating | Log burner, two heat pumps |
| Insulation | Ceiling, walls |
| Windows | Double glazed; aluminum joinery |
| Water heating | Electric |

CONSTRUCTION

| | |
|----------|------------|
| Exterior | Brick |
| Roof | Colorsteel |

CHATTELS

Window Treatments | Dishwasher | Electric - Oven | Electric - Hob | Range Hood | Extractor Fan (2) | Fixed Floor Coverings | Light Fittings | Smoke Detector | Heat Pumps (2) and Remote(s) (2) | Log Burner | 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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