

PROPERTY BROCHURE
14 CRAIGIEBURN STREET
DARFIELD

A

+ S



14 CRAIGIEBURN STREET DARFIELD

SOLAR, GARDENS + SCOPE TO SHINE

 3  2  2  210m²  1,157m²

Set on a generous 1,157sqm (approx.) section in a quiet cul-de-sac, 14 Craigieburn Street brings together established garden living, everyday comfort and clever extras - with solar panels, battery storage and plenty of opportunity to add your own style.

Nicely presented and staged to showcase its potential, this home offers a practical layout with open plan kitchen, dining and living forming the central hub. The kitchen brings a fun splash of personality, while the adjoining living and dining area feels light, bright and welcoming, with easy connection outdoors.

A separate lounge adds welcome flexibility, creating an easy retreat for movie nights, a peaceful reading spot or a quiet place to unwind. Built-in shelving adds character and storage, while the wider home gives buyers the opportunity to move in comfortably now and make their own mark over time with interior updates if desired.

Accommodation includes three bedrooms, with the master enjoying its own ensuite. A family bathroom, separate toilet, separate laundry and internal access double garage add to the functionality of the floorplan.

Comfort is well covered with two heat pumps and double glazing, while the solar panels and battery bring an added layer of efficiency - a feature many buyers will appreciate.

Outside, the established section is a real highlight. Thoughtfully planted and well maintained, the gardens offer greenery, shelter and room to enjoy, with irrigation already in place. A patio area creates an easy spot for outdoor living, while the greenhouse, garden shed and powered "Astronomer's" shed add extra appeal for gardeners, hobbyists or those who simply appreciate useful extras.

Positioned within Darfield township, you are close to local amenities, schools and everyday conveniences, while still enjoying the relaxed pace this area is loved for.

Solid, spacious and full of potential, this is a home with good bones, great extras and plenty of scope for its next chapter.



DOWNLOAD
PROPERTY
DOCUMENTS



LEGALS

Land area	1,157 m2 (approx.)
Floor area	210 m2 (approx.)
Tenure	Freehold
Rateable value	\$790,000
Rates	\$3,936.10
Council zone	Residential Zone B

ENERGY

Heating	Heat pump(s) (x2)
Insulation	Ceiling, walls
Windows	Double glazed; aluminum joinery
Water heating	Electric, solar

CONSTRUCTION

Exterior	Plaster over poly
Roof	Tile

CHATTELS

Window Treatments | Dishwasher | Oven - Electric | Hob - Electric | Rangehood | Fixed Floor Coverings | Heat Pump(s) (2) | Light Fittings | Clothesline | Garden Shed



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.

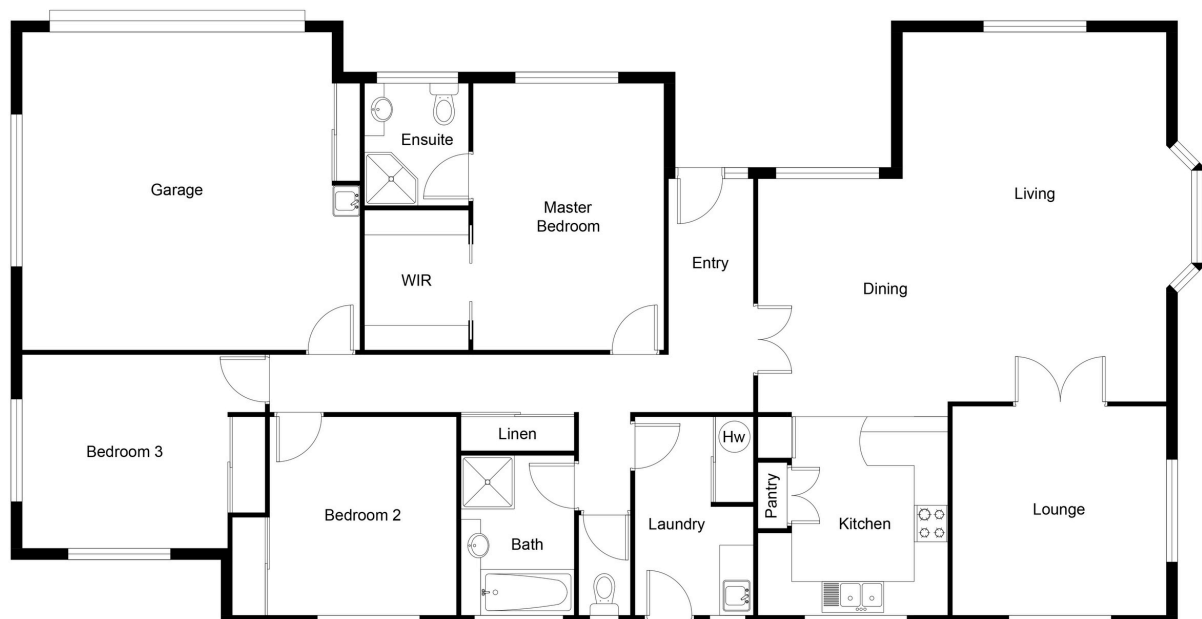
At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional 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!

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



AMY + SHAR

021 077 9945 / 027 555 0654

amy@asrealestate.co.nz

shar@asrealestate.co.nz

ASREALESTATE.CO.NZ

POWERED BY OWNLY LTD. LICENSED REAA 2008