

PROPERTY BROCHURE
15 BROOKER PLACE
KIRWEE

A

+ S



15 BROOKER PLACE KIRWEE

BIG BACKYARD ENERGY

 3  1  2  140m²  1,282m²

Some homes just make family life feel easier - and 15 Brooker Place is exactly that.

Positioned down a peaceful cul-de-sac, this well-presented home sits on an expansive 1,282sqm (approx.) section, offering space, comfort, and the kind of extras that make a real difference.

At the heart of the home is the open plan kitchen, dining and living area, creating a relaxed hub for busy mornings, slow weekends, and everything in between. Filled with natural light and opening effortlessly to the outdoors, it's a space designed for everyday living. A log burner and heat pump provide year-round comfort, keeping things cosy through winter and cool in summer. Freshly painted throughout with updated flooring, the home feels light, refreshed, and ready to move in and enjoy from the moment you step inside.

Accommodation includes three bedrooms, a family bathroom, a separate toilet, and an internal access double garage with integrated laundry - practical, functional, and designed for easy everyday living.

Then comes the real bonus - a separate, approximately 60sqm double garage with power. Whether it's a workshop, hobby space, extra vehicle storage, or simply the answer to "where are we going to put all this stuff?", it's a standout feature that adds another layer of versatility to the property.

Outside, the fully fenced section delivers big backyard energy in the best possible way. There's room for kids to run, pets to play, and backyard cricket to become a regular fixture, while established hedging, a sunny patio, and generous lawn create a private, family-friendly setting. Two garden sheds and a woodshed complete the package.

The location keeps life easy too, with the Kirwee Recreation Reserve, local school, and Thirsty Acres all within walking distance. Darfield is approximately 10 minutes away, Rolleston around 25 minutes, and Christchurch approximately 40 minutes away, giving you the best of village living while staying well connected.

A generous section, exceptional garaging, fresh interior updates, and a family-friendly Kirwee location - this is the kind of property that simply makes sense.



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LEGALS

Land area	1,282 m2 (approx.)
Floor area	140m2 (approx.)
Tenure	Freehold
Rateable value	\$730,000
Rates	\$4,083.55
Council zone	Residential Zone D

ENERGY

Heating	Heat pump (x1), Log burner
Insulation	Ceiling, walls
Windows	Single glazed; aluminum joinery
Water heating	Electric

CONSTRUCTION

Exterior	Plaster
Roof	Coloursteel Tile

CHATTELS

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

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