

PROPERTY BROCHURE
143 HORNDON STREET
DARFIELD

A

+ S



143 HORNDON STREET DARFIELD

THE SENSIBLE ONE



Set on an established 964sqm (approx.) section in the heart of Darfield, this well-maintained 120sqm (approx.) home is all about practical living, solid value, and genuine appeal. No fuss, no frills - just a home that makes sense.

Whether you're stepping onto the property ladder, adding to your investment portfolio, or looking for a family home with room to grow, 143 Horndon Street offers a layout that's easy to live in and even easier to appreciate.

At the heart of the home is a spacious open-plan kitchen, dining and living area, creating one welcoming space for everyday life. Doors open to the sunny front deck and lawn, providing the perfect spot for your morning coffee, evening catchups, or simply enjoying the neighbourhood atmosphere.

Three bedrooms are serviced by a family bathroom, while a separate laundry adds everyday practicality. Fresh updates throughout the home enhance its tidy presentation, yet there's still plenty of opportunity for the next owner to add their own style and value over time. A centrally positioned log burner, complemented by an HRV system, keeps the home warm and comfortable through the cooler months.

Outside, the generous section offers space to spread out and enjoy. Established trees, a large lawn, a charming pond, detached double garage and carport provide functionality as well as character, making this a property with lasting appeal.

Located within easy walking distance of local schools, shops and everyday amenities, the convenience of this address is just another reason why it stacks up so well.

For first home buyers, growing families and savvy investors alike, 143 Horndon Street is a smart Darfield opportunity - offering honest value, practical living and a generous section that provides plenty of room to enjoy now and add value over time.



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LEGALS

Land area	964 m2 (approx.)
Floor area	120 m2 (approx.)
Tenure	Freehold
Rateable value	\$620,000
Rates	\$3,603.25
Council zone	Residential Zone B

ENERGY

Heating	Log burner, HRV
Insulation	Ceiling, underfloor
Windows	Single glazed; aluminium and timber joinery
Water heating	Gas

CONSTRUCTION

Exterior	Brick
Roof	Corrugated iron

CHATTELS

Window Treatments | Dishwasher | Electric - Oven | Range Hood | Extractor Fan (1) | Fixed Floor Coverings | Light Fittings | Smoke Detector | HRV | 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!

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