

PROPERTY BROCHURE
28 WALTER PLACE
KIRWEE

A

+ S

BOUNDARY LINE INDICATIVE ONLY



28 WALTER PLACE KIRWEE

DOUBLE GABLE ON WALTER

 3  1  2  173m²  501m²

Welcome to 28 Walter Place - nicely presented, well considered and refreshingly easy to live in. Set on a tidy section, the 173sqm (approx.) home is generously proportioned, with room to add your own personality or simply settle in and enjoy it exactly as it is.

At the heart of the home is a generous open plan kitchen, dining and living area. Dual access from both the dining and living zones creates an easy flow to the patio and BBQ area - perfect for relaxed evenings, family catch-ups and summer entertaining.

Keeping things toasty through winter are a log burner, heat pump and double glazing throughout. Three bedrooms are serviced by the family bathroom and separate toilet, while the laundry is neatly integrated into the internal access double garage, keeping the practical side of life nicely sorted.

Outside, the fully fenced grounds strike the perfect balance between space and simplicity. Established lawns and raised vegetable gardens offer room to potter, while there's plenty of space for children, pets or simply enjoying the outdoors. A garden shed and additional off-street parking add everyday practicality.

Currently tenanted on a periodic tenancy, the property offers flexibility for those looking to retain a tenant, while also providing the option to move in yourself (subject to the required notice periods).

Whether you're searching for your first home, adding to your investment portfolio or simply looking for an easy-care property with plenty of space, 28 Walter Place offers comfort, flexibility and value in a popular Kirwee location.

With Kirwee Model School within walking distance and local amenities close by, this is easy Kirwee living with all the right pieces already in place.



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LEGALS

Land area	501 m2 (approx.)
Floor area	173 m2 (approx.)
Tenure	Freehold
Rateable value	\$680,000
Rates	\$3,960.05
Council zone	Residential Zone D

ENERGY

Heating	Log burner, heat pump
Insulation	Ceiling, walls
Windows	Double glazed; aluminium
Water heating	Electric

CONSTRUCTION

Exterior	Brick
Roof	Coloursteel

CHATTELS

Auto Garage Door Opener (1) and 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(s) | Heat Pump (1) and Remote(s) (1) | Log Burner | Electric Key Card(s) (2) | Garden Shed (1) | 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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AMY + SHAR

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