

PROPERTY BROCHURE
1315A COURTENAY ROAD
KIRWEE

A

+ S

BOUNDARY LINE INDICATIVE ONLY



1315A COURTENAY ROAD KIRWEE

DOUBLE THE GARAGING, DOUBLE THE APPEAL

 3  2  2  246m²  957m²

Tucked well back from the road, 1315A Courtenay Road is the kind of property that keeps revealing more. A substantial 246sqm (approx.) home, a well-established 957sqm (approx.) section and not one, but two garages - family life is very well catered for here.

The open-plan kitchen and dining area connects visually with the adjoining living room through feature wall openings, allowing each area to retain its own identity while still feeling part of the conversation. A log burner keeps this living room cosy during those Canterbury winters, while a second separate lounge provides valuable flexibility for families.

Double glazing and a heat transfer system help keep things comfortable throughout the home. Three bedrooms provide the accommodation, with the master enjoying a walk-in wardrobe and ensuite with tiled shower. The family bathroom includes a bath, while the separate toilet and separate laundry keep the busy-household logistics nicely under control.

The internal-access double garage is finished with carpet and an insulated door, making it useful for far more than simply parking the cars. Then there is the additional separate garage with a concrete floor - ideal for extra vehicles, hobbies, storage or whatever project has been waiting for its moment.

Outside, the covered alfresco deck creates a sheltered spot for morning coffees, long lunches and everything in between. The fenced section is framed by established planting, with lawn, a garden shed and woodshed completing the practical picture.

Private, generously proportioned and loaded with extras, this is a home that does the family brief properly - with the garaging to back it up.



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LEGALS

Land area	957 m2 (approx.)
Floor area	246 m2 (approx.)
Tenure	Freehold
Rateable value	\$840,000
Rates	\$3,925.85
Council zone	Residential Zone D

ENERGY

Heating	Log burner, heat pump, heat transfer system, wall heaters
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 | Gas - Hob | Range Hood | Extractor Fan (2) | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (2) | Smoke Detector(s) | TV Brackets (2) | Heat Pump (1) and Remote(s) (1) | Log Burner | Wall Heater(s) (2) | Wood Shed (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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