

PROPERTY BROCHURE
290 HORNDON STREET
DARFIELD

A

+ S



290 HORNDON STREET DARFIELD

THE PARK IS PRACTICALLY YOURS

 2  1  2  130m²  819m²

Welcome to 290 Horndon Street – a tidy brick number with established gardens, practical proportions and Darfield Domain almost directly across the road. Morning walks, weekend sport and plenty of green are all right there.

Stepping inside, the galley-style kitchen keeps everything close at hand, with modern cabinetry, practical bench space and a straightforward layout designed for everyday use. The adjoining dining area flows naturally into the living room before opening through to the standout conservatory – a light-filled extension overlooking the garden. Whether used for morning coffee, a reading nook or an additional sitting area, it is the kind of room that will quickly become a favourite.

Two bedrooms are complemented by a separate rumpus room and dedicated study, adding valuable flexibility for extra living, working from home, hobbies or simply creating a quiet spot away from the main living areas.

The family bathroom is accompanied by a separate toilet, while the dedicated laundry keeps the practical side of daily life neatly tucked away. Year-round climate control is well covered with a log burner, heat pump, HRV system and heat transfer, keeping the home comfortable through every season.

The established grounds offer mature plantings, lawn, a thriving lemon tree, vegetable garden, glasshouse and garden/woodshed. A patio and BBQ area provide an easy spot for outdoor living.

A separate double garage with power provides secure parking, storage and workshop potential, while the expansive gravel driveway leaves plenty of room for extra vehicles, the trailer or visiting friends and family.

With the park out front and plenty tucked out back, this is Darfield living with a few very handy extras.



DOWNLOAD
PROPERTY
DOCUMENTS



LEGALS

Land area	819 m2 (approx.)
Floor area	130 m2 (approx.)
Tenure	Freehold
Rateable value	\$640,000
Rates	\$3,632.25
Council zone	Residential Zone B

ENERGY

Heating	Log burner, heat pump, HRV system, heat transfer system
Insulation	Ceiling, walls
Windows	Single glazed; aluminium
Water heating	Electric

CONSTRUCTION

Exterior	Brick
Roof	Coloursteel

CHATTELS

Auto Garage Door Opener (1) | Window Treatments | Dishwasher | Electric Oven | Induction - Hob | Range Hood | Extractor Fan (1) | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (2) | Smoke Detector(s) | Log Burner | Heat Pump (1) and Remote(s) (1) | HRV System | Heat Transfer System | Garden Shed | Glass House | 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.

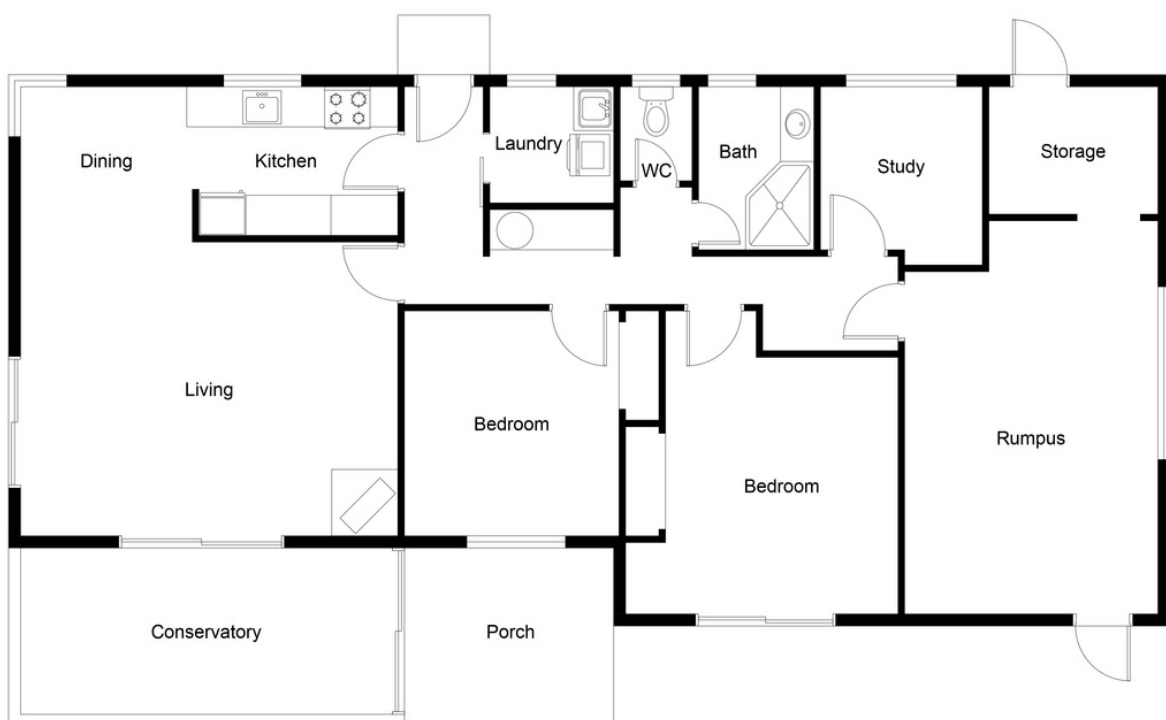
We deliver a bespoke service that's only possible with a boutique agency. It's all about you—your needs, your goals, and your journey. We pride ourselves on building long-lasting relationships with our clients based on trust, integrity, and a shared passion for real estate. When you work with us, you're 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!

[illegible]

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