

PROPERTY BROCHURE
156C HORNDON STREET
DARFIELD

A

+ S



156C HORNDON STREET DARFIELD

THE VIEW IS ONLY THE BEGINNING

 3  2  3  250m²  1,246m²

The Southern Alps might steal the first glance, but there is plenty more to 156C Horndon Street.

Set across an impressive 250sqm (approx.) on 1,246sqm (approx incl ROW), this immaculately presented home combines generous proportions, practical extras and an open rural outlook that gives everyday life a little more space.

At the heart of the home, the open plan kitchen, dining and living area is light and generous, with large windows bringing in plenty of natural light and doors opening directly to the deck. The kitchen brings plenty of presence, with dark cabinetry, a tiled splashback and a substantial central island, alongside the practical inclusions of an induction hob, electric oven and walk-in pantry. A separate lounge adds valuable flexibility for family life.

Darfield winters are well accounted for with a log burner, heat pump, heat transfer system and double glazing, while underfloor heating in the bathrooms adds another welcome layer of comfort. Fourteen solar panels, prioritising water heating first, help take the sting out of the dreaded power bill.

Accommodation includes three bedrooms, with the master enjoying a walk-in robe and standout ensuite, where soft beige floor-to-ceiling tiling, a generous glass shower and rainfall head create a calm, polished finish. The family bathroom features a bath, while a separate toilet and dedicated laundry keep the everyday layout nicely sorted.

The internal access double garage goes well beyond somewhere to park the cars, with carpet, attic storage and an EV plug adding genuine usefulness.

Outside, the generous deck stretches across the rear of the home, creating an easy extension of the living areas and a great spot for morning coffee or summer BBQs. The grounds are established with plenty of lawn alongside vegetable gardens, fruit trees, berries, a sizeable garden shed and three rainwater tanks.

Beyond the back boundary, neighbouring farmland currently opens towards the Southern Alps and the locally known 'Sleeping Beauty' silhouette, bringing a distinctly rural feel while Darfield's shops, schools and everyday amenities remain conveniently close.



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LEGALS

Land area	1,246 m2 (approx. Incl ROW)
Floor area	250 m2 (approx.)
Tenure	Freehold
Rateable value	\$870,000
Rates	\$4,060.85
Council zone	Residential Zone B

ENERGY

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

CONSTRUCTION

Exterior	Brick
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Dishwasher | Electric Oven | Induction - Hob | Range Hood | Extractor Fan (2) | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (1) | Smoke Detector(s) | TV (toilet) | Log Burner | Heat Pump (1) and Remote(s) (1) | Heat Transfer System | EV Plug | Solar Panels (14) | Rain Water Tank(s) (3) | Garden Shed | 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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