

PROPERTY BROCHURE
8 SOUTHDOWN PLACE
KIRWEE

A

+ S



8 SOUTHDOWN PLACE KIRWEE

SOPHISTICATED BY DESIGN

 4  2  3  271m²  1,467m²

There is an unmistakable sense of refinement to 8 Southdown Place. Beautifully composed, impeccably presented and finished to an exceptional standard, this is a home where every detail feels deliberate.

Set across an impressive 271sqm (approx.) on an established 1,467sqm (approx.) section, the home balances architectural presence with genuine warmth. The open-plan kitchen, dining and living area forms the centrepiece, while a separate media room and dedicated office provide valuable flexibility without compromising the home's sense of flow.

The kitchen is sleek, substantial and designed to perform. Rich dark cabinetry, stone benchtops and a generous island create a striking focal point, enhanced by a sculptural linear pendant and geometric tiled splashback. An induction hob, two electric ovens and a walk-in pantry complete the package.

Throughout, the finer details make their mark. Textured feature walls, statement wallpaper, barn-style sliding doors and contemporary hardware add depth and individuality. A built-in log burner brings atmosphere through the cooler months, while a ducted heat pump and double glazing take care of comfort year-round.

Four bedrooms include an elegant master suite with direct outdoor access, a walk-in robe and a beautifully appointed ensuite featuring a generous tiled walk-in shower with rainfall fittings, twin vanity and streamlined black detailing. The family bathroom continues the refined finish with a freestanding bath and tiled shower, while the separate powder room adds personality with dramatic tones, and aviation-inspired wallpaper.

The dedicated laundry offers excellent cabinetry and integrated appliance storage, while abundant storage, attic space and an internal-access triple garage ensure practicality has been given just as much attention.

Expansive glazing connects the interior with a series of beautifully considered outdoor areas. Decking provides room for relaxed dining and entertaining, while the covered loggia, framed by stone-clad columns, offers a sheltered retreat overlooking the landscaped grounds and pool beyond. Sprinkler irrigation supports the immaculate outdoor setting.

Then there is the pool.

Measuring an impressive 9m x 4m, the heated in-ground pool sits within its own private, resort-like setting, complete with a pool shed and crisp contemporary landscaping. More than an addition, it is an integral part of the lifestyle on offer.



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LEGALS

Land area	1,467 m2 (approx.)
Floor area	271 m2 (approx.)
Tenure	Freehold
Rateable value	\$1,140,000
Rates	\$4,236.65
Council zone	Residential Zone D

ENERGY

Heating	Ducted heat pump, in-built log burner
Insulation	Ceiling, walls
Windows	Double glazed; aluminium
Water heating	Gas

CONSTRUCTION

Exterior	Plaster
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (2) and Remote(s) | Window Treatments | Dishwasher | Electric Oven(s) (2) | Induction - Hob | Range Hood | Waste Disposal | Extractor Fan (2) | TV Brackets | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (2) | Smoke Detector(s) | Ducted Heat Pump | In-Built Log Burner | Garden Shed (2) | Sprinkler + Irrigation System | 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.

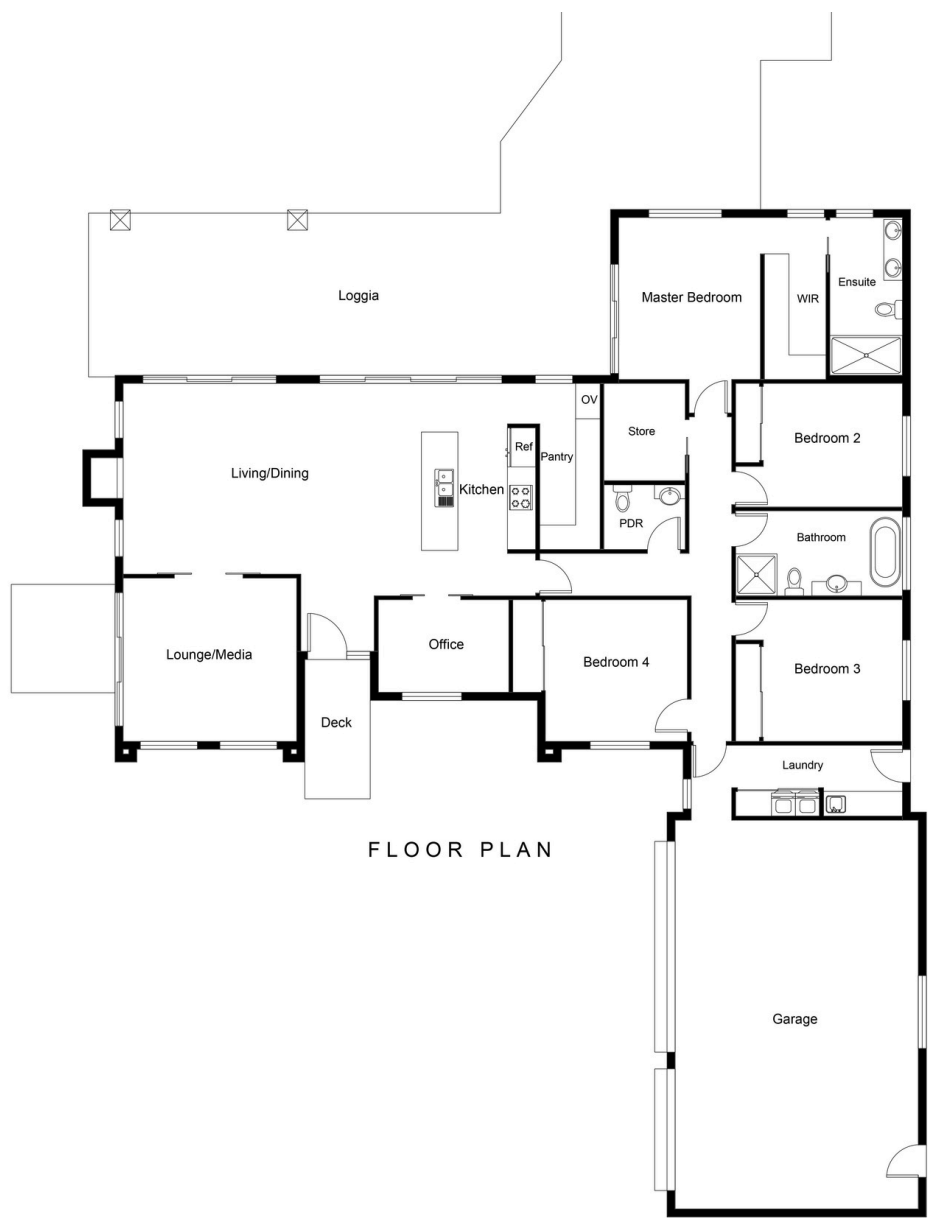
At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional 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!

NOTES



FLOOR PLAN

AMY + SHAR

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