

PROPERTY BROCHURE
32 SUMMERS ROAD
DARFIELD

A

+ S



32 SUMMERS ROAD DARFIELD

STYLE INSIDE. FREEDOM OUTSIDE.

 4  2  2  201m²  2,228m²

Good company on the deck, room for everyone inside and a backyard that invites you to think bigger. This is family living with a little more freedom - and a lot more lawn.

With a beautifully presented 201sqm (approx.) home and an impressive 2,228sqm (approx.) section, 32 Summers Road brings contemporary style and breathing room together in Darfield's Torlesse Estate.

Inside, a fresh palette and warm timber tones give the open plan kitchen, dining and living area an understated sense of style. It's an easy place to gather, with sliding doors opening onto the deck for relaxed outdoor living. A separate lounge offers a quieter spot for movie nights, a good book or simply claiming the remote.

The stylish kitchen pairs stone benchtops and a generous breakfast bar with a walk-in pantry, ceramic hob, electric oven, rangehood and dishwasher. A heat pump and double glazing keep comfort covered through the seasons.

Four bedrooms provide room for family and guests, with the master featuring a walk-in robe and ensuite with underfloor heating. A family bathroom with bath, separate toilet and separate laundry make every day routines easier, while an internal access double garage adds further practicality.

Outside, the scale really hits home. There's room for a decent game of cricket, the trampoline and the dog's best efforts at fetch - with the deck providing the perfect spectator's seat. Landscaped gardens, lawn irrigation, raised vegetable gardens and a garden shed complement the fenced grounds, while generous off-street parking rounds things off.

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.

Come for the home. Stay for the elbow room.



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LEGALS

Land area	2,228 m2 (approx.)
Floor area	201 m2 (approx.)
Tenure	Freehold
Rateable value	\$870,000
Rates	\$3,556.20
Council zone	Residential Zone E

ENERGY

Heating	Heat pump
Insulation	Ceiling, walls
Windows	Double glazed; aluminium
Water heating	Electric

CONSTRUCTION

Exterior	Brick
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Dishwasher | Electric Oven | Electric - Hob | Range Hood | Waste Disposal | Extractor Fan (2) | TV Brackets | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (2) | Smoke Detector(s) | Heat Pump (1) and Remote(s) (1) | Lawn Irrigation + Sprinkler Pop Ups | 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



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