

PROPERTY BROCHURE
25 KERSEY AVENUE
DARFIELD

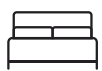
A

+ S



25 KERSEY AVENUE DARFIELD

A LITTLE BOLD. A LOT TO LOVE.

 4  2  2  192m²  1,007m²

Dark cabinetry. Statement lighting. A crisp contemporary exterior. At 25 Kersey Avenue, the details make an impression - and the generous section gives you room to make your own.

Within Darfield's sought-after Kersey Park, this immaculately presented home brings four bedrooms, two living areas and a confident sense of style to a 1,007sqm (approx.) section.

The open plan kitchen, dining and living area keep daily life connected, with wide-opening doors extending the dining area onto the deck. A separate lounge adds welcome flexibility, whether the evening calls for a full house or a quiet escape.

Taking centre stage, the kitchen pairs rich dark cabinetry with stone benchtops, pendant lighting and a generous island. A walk-in pantry keeps the essentials tucked away, while a ceramic hob, electric oven, rangehood and dishwasher complete the line-up. A built-in electric fire, heat pump and double glazing take care of comfort through the seasons.

Four bedrooms include a master with walk-in robe and ensuite, while LED demister mirrors bring a touch of luxury to both bathrooms. The family bathroom offers a bath to unwind in, with a separate toilet adding everyday convenience. An internal access double garage with integrated laundry completes the layout.

Outside, you get to put your stamp on things. The deck and patio are already in place, and the fully fenced grounds offer a generous sweep of lawn to enjoy as they are or transform over time. Vegetable beds, favourite trees or a garden with a little drama - there's room for your ideas to take root.

Kersey Park brings a relaxed semi-rural feel, with Darfield's amenities close by and Rolleston an easy drive away.

Make an entrance. Make yourself at home. Make it yours.



DOWNLOAD
PROPERTY
DOCUMENTS



LEGALS

Land area	1,007 m2 (approx.)
Floor area	192 m2 (approx.)
Tenure	Freehold
Rateable value	\$800,000
Rates	\$3,806.45
Council zone	Residential Zone B

ENERGY

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

CONSTRUCTION

Exterior	Brick
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (1) | Window Treatments | Dishwasher | Electric Oven | Electric - Hob | Range Hood | Extractor Fan (2) | TV Bracket (1) | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (2) | Smoke Detector(s) | Heat Pump (1) and Remote(s) (1) | Electric Fire | 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



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