

PROPERTY BROCHURE
11 PERENDALE PLACE
KIRWEE

A

+ S



11 PERENDALE PLACE KIRWEE

PRIVACY LOOKS GOOD FROM HERE.

 4  2  2  228m²  1,266m²

A quiet cul-de-sac. Outdoor space worth bragging about. And a home that's anything but ordinary. Welcome to 11 Perendale Place, where modern style, everyday comfort and a private Kirwee setting come together rather nicely.

Inside, open plan kitchen, dining and living creates an effortless connection to the outdoors, while a separate lounge gives everyone somewhere to retreat. The kitchen makes an impression of its own, with a statement island bench, stone surfaces, gas hob, electric oven, rangehood, dishwasher and walk-in pantry. Comfort hasn't been overlooked either, with a log burner complete with wetback, heat pump, air purifier and underfloor heating in the bathrooms.

Four bedrooms cater for family and guests, including a master with walk-in robe and ensuite. Both bathrooms make a stylish statement with contrasting tile finishes and sleek glass showers, while the family bathroom adds a freestanding bath to the mix. A separate toilet, dedicated laundry and internal access double garage with insulated door take care of the practicalities.

And then there's the outdoors. Expansive lawns, established hedging and thoughtfully landscaped pockets create a private setting with plenty of room to make your own. Think summer BBQs on the patio, a game of cricket on the lawn, room for the kids to roam or simply an afternoon doing absolutely nothing. A fenced section and ample off-street parking add the finishing touches.

Modern comforts, a private position and outdoor living worth getting excited about. This is Kirwee living with a little extra up its sleeve.



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LEGALS

Land area	1,266 m2 (approx.)
Floor area	228 m2 (approx.)
Tenure	Freehold
Rateable value	\$880,000
Rates	\$3,984.00
Council zone	Residential Zone D

ENERGY

Heating	Heat pump, log burner
Insulation	Ceiling, walls, garage door
Windows	Double glazed; aluminium
Water heating	Electric, wetback

CONSTRUCTION

Exterior	Brick, linea
Roof	Colorsteel

CHATTELS

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



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