

PROPERTY BROCHURE
8 CHERRY AVENUE
DARFIELD

A

+ S



8

8 CHERRY AVENUE DARFIELD

HOME, SWEET CHERRY

 3  2  1  144m²  652m²

A good book. A long bath. A backyard with more room than you might expect. If that sounds like your kind of busy, 8 Cherry Avenue deserves your attention. Beautifully presented and packed with thoughtful extras, this Darfield home pairs everyday practicality with a few lovely excuses to slow down.

The open plan kitchen, dining and living area brings everyone together, with wide sliding doors opening to covered outdoor entertaining. In the kitchen, stone benchtops, a breakfast bar and a striking blue splashback set the scene, while a ceramic hob, electric oven, rangehood, dishwasher and generous walk-in pantry cover the essentials. Double glazing and a heat pump keep things comfortable throughout the seasons.

And for those who appreciate a little quiet time, there's a dedicated library nook - the perfect spot to curl up with a favourite book, enjoy a morning coffee or simply escape the busyness of the day.

Three bedrooms include a master with a walk-in robe and ensuite complete with a bath. The family bathroom offers a vanity and shower, with a separate toilet adding convenience. An internal access single garage incorporates the laundry, complemented by sealed off-street parking.

Step outside and discover a backyard that may just surprise you. Established garden beds, lawn and vegetable gardens offer room to potter, play or simply relax outdoors. A rainwater tank adds practicality, while the covered patio connects beautifully with the living area, creating an inviting spot for morning coffee or relaxed evenings with family and friends.

With its welcoming atmosphere, thoughtful extras and easy indoor-outdoor living, this is a home where it's easy to settle in and enjoy life's simple pleasures.



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LEGALS

Land area	652 m2 (approx.)
Floor area	144 m2 (approx.)
Tenure	Freehold
Rateable value	\$680,000
Rates	\$3,241.45
Council zone	Residential Zone B

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) (1) | Window Treatments | Dishwasher | Electric Oven | Electric - Hob | Range Hood | Extractor Fan (2) | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (2) | Smoke Detector(s) | Heat Pump (1) and Remote(s) (1) | Clothesline | Rainwater Tank



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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