

PROPERTY BROCHURE  
1B COLEMAN PLACE  
DARFIELD

A

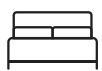
+ S



# 1B COLEMAN PLACE DARFIELD

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## THE CHARM IS INCLUDED.

 2  1  1  130m<sup>2</sup>  412m<sup>2</sup>

You can be practical and still fall in love. At 1B Coleman Place, the established gardens and beautifully presented interiors bring the charm, while the easy layout brings the everyday sense. Whether you're buying your first home, downsizing or adding to your portfolio, there's plenty here to feel good about.

The home offers open plan kitchen, dining and living, with generous windows bringing in natural light and garden views. The kitchen includes a breakfast bar, ceramic hob, electric oven, rangehood and dishwasher, while a heat pump and HRV system help keep things comfortable.

Two bedrooms are complemented by a bathroom with bath, a separate toilet and a dedicated laundry. An internal access single garage keeps the practical boxes ticked, with sealed off-street parking providing extra convenience.

Outside, established planting, colourful borders and a neatly kept lawn create an appealing garden setting. The fenced garden offers room to potter, vegetable boxes for something home-grown and a patio for a well-earned sit-down. A garden shed keeps the tools tucked away, with the property occupying a half share of 824sqm (more or less).

Darfield's welcoming village atmosphere adds to the appeal, with local shops, cafés and everyday essentials handy. It's a convenient spot to settle in and enjoy being part of the community.

Room to potter. Time to relax. A very good move.



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## LEGALS

|                |                               |
|----------------|-------------------------------|
| Land area      | 824 m2 (half share) (approx.) |
| Floor area     | 130 m2 (approx.)              |
| Tenure         | Cross Lease                   |
| Rateable value | \$500,000                     |
| Rates          | \$3,140.20                    |
| Council zone   | Residential Zone B            |

## ENERGY

|               |                          |
|---------------|--------------------------|
| Heating       | Heat pump, HRV system    |
| Insulation    | Ceiling, walls           |
| Windows       | Single glazed; aluminium |
| Water heating | Electric                 |

## CONSTRUCTION

|          |            |
|----------|------------|
| Exterior | Stone      |
| Roof     | Colorsteel |

## CHATTELS

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



## INTRODUCING AMY + SHAR

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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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**AMY + SHAR**

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