

PROPERTY BROCHURE
79 WINDSOR DRIVE
KIRWEE

A

+ S



79 WINDSOR DRIVE KIRWEE

YOUR PLACE THIS SUMMER.

 4  2  2  217m²  5,807m²

Congratulations. You're about to become the default venue. With a pool, spa, pizza oven and a backyard cricket pitch with room for a proper boundary, 79 Windsor Drive gives everyone a reason to come over. Established grounds, generous garaging and a comfortable family home complete the picture in Kirwee.

Inside, the home centres around an open plan kitchen, dining and living area, with wide sliding doors opening onto the deck. Crisp white cabinetry, contrasting benchtops and pendant lighting give the kitchen a timeless finish, while a breakfast bar, gas hob and wall oven keep everyday cooking sociable and practical. A separate lounge offers another spot to settle in, with a wetback log burner, gas central heating and double glazing keeping comfort well covered.

Four double bedrooms accommodate the family, with the master featuring a walk in robe and ensuite. The family bathroom includes a tiled shower, bath and vanity, complemented by a separate toilet. Excellent storage and an internal access double garage with integrated laundry add everyday convenience.

Outside is where the weekend really gets going. The swimming pool and spa bring the holiday feeling home, while the private deck and pizza oven make entertaining an easy invitation. Fair warning: your friends may get very comfortable.

Beyond the pool, the fully fenced 5,807sqm (approx.) grounds deliver sweeping lawns framed by established trees and planting. There's room to kick a ball, stretch little legs and indulge those grow-your-own ambitions, with raised vegetable beds, a chicken coop, a children's play hut/fort and two rainwater tanks adding to the appeal.

And for the tools, toys and weekend projects? A separate powered double garage with two adjoining lean-tos gives you options aplenty, alongside generous off-street parking.

Room to grow. Reasons to gather. Very little incentive to head away for the weekend.



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LEGALS

Land area	5,807 m2 (approx.)
Floor area	217 m2 (approx.)
Tenure	Freehold
Rateable value	\$1,030,000
Rates	\$4,280.00
Council zone	Residential Zone E

ENERGY

Heating	Log burner (wetback), gas central heating
Insulation	Ceiling, walls
Windows	Double glazed; aluminium
Water heating	Electric, wetback, solar

CONSTRUCTION

Exterior	Brick
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Dishwasher | Electric Oven | Microwave | Gas - Hob | Range Hood | Extractor Fan (2) | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (2) | Smoke Detector(s) | TV Bracket (1) | Clothesline | Pool Accessories (including Robot Cleaner) | Spa Pool | Pizza Oven | Rainwater Tanks | Garden Shed



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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