

PROPERTY BROCHURE

11 OLDHAM PLACE

DARFIELD

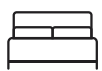
A

+ S



11 OLDHAM PLACE DARFIELD

HELLO, GOOD LIFE

 2  1  1  100m²  403m²

A garden to potter in, a sunny spot to settle into and your favourite café close by. Life at 11 Oldham Place has plenty of simple pleasures. With light-filled living, established greenery and a quiet Darfield cul-de-sac setting, this well-presented home is an inviting place to make your next move.

Inside, the open plan kitchen, dining and living area feels light and welcoming, with generous windows bringing the garden into view. The kitchen keeps things practical with a breakfast bar, good bench space, an electric oven, hob and dishwasher. A heat pump and double glazing keep comfort covered through the seasons.

Two bedrooms feature built-in wardrobes, with one enjoying sliding door access to the garden. The bathroom includes a bath, separate shower and vanity, while a separate toilet and dedicated laundry make everyday life that little bit easier. An internal access single garage rounds out the practical essentials.

Outside, established gardens, leafy outlooks and a manageable lawn offer space to potter, relax and add a few favourite blooms of your own.

With Darfield's shops, cafés and everyday amenities close by, this is an appealing option for buyers wanting convenience, comfort and a place that feels like home.

Less to look after. Plenty to love.



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LEGALS

Land area	403 m2 (approx.)
Floor area	100 m2 (approx.)
Tenure	Freehold
Rateable value	\$580,000
Rates	\$3,264.25
Council zone	Residential Zone B

ENERGY

Heating	Heat pump, DVS System
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 (1) | Fixed Floor Coverings | Light Fittings | Smoke Detector(s) | Heat Pump (1) and Remote(s) (1) | 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.

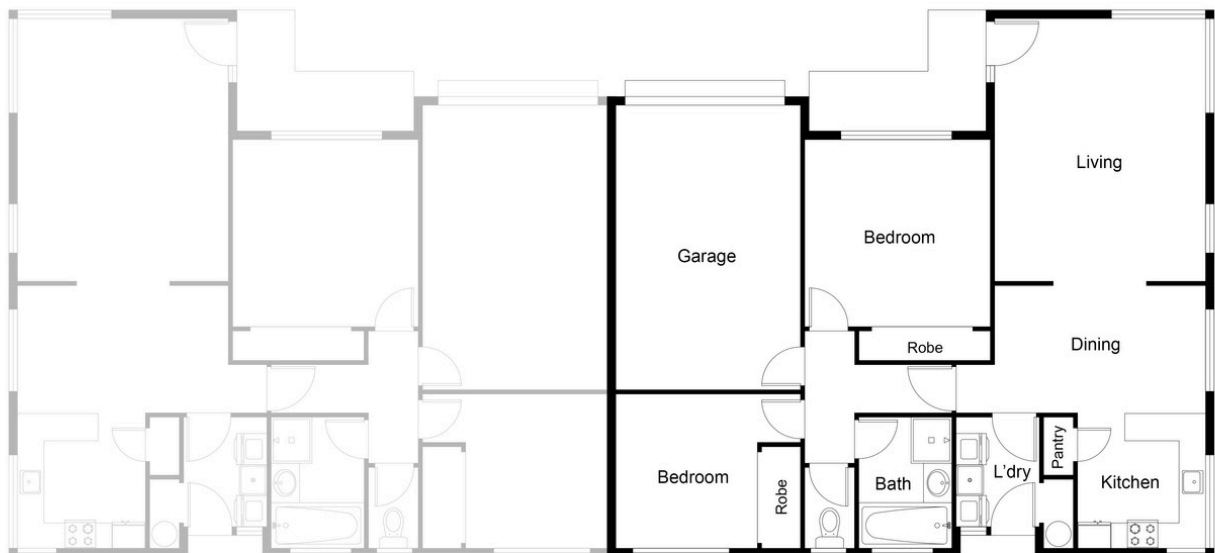
At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional 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

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