

PROPERTY BROCHURE
2/1706 HOSKYN'S ROAD
KIRWEE

A

+ S



2/1706 HOSKYN'S ROAD KIRWEE

LIFESTYLE, FULLY LOADED

 4  1  5  283m²  9,220m²

A pool on your wish list? Extra garaging too? Room for the whole family... that's a must. Welcome to 2/1706 Hoskyns Road, where a spacious four-bedroom home, established grounds and an impressive collection of extras bring those plans together.

Inside, the open plan kitchen, dining and living area connects easily to the outdoors. A generous island bench anchors the kitchen, with a freestanding cooker, rangehood, dishwasher and butler's pantry keeping everything neatly catered for. A dedicated office/study gives work and homework a place of their own.

A log burner, two heat pumps, HRV system and double glazing keep comfort covered, while underfloor heating in both bathrooms makes winter mornings a little more civilised. The home also benefits from 24 solar panels.

Four bedrooms include a master with walk-in robe and ensuite, complemented by a family bathroom with a bath. An internal access double garage incorporates the laundry and attic storage, keeping the practical side of family life well sorted.

Outside is where the weekend plans practically write themselves. The covered alfresco area, with exposed trusses and a beautiful garden outlook, opens onto a spacious patio. The heated 10m x 4m swimming pool and spa pool bring a touch of holiday living home, while the playground and generous lawns leave plenty of room for younger family members to burn off some energy.

Established trees and thoughtfully arranged gardens frame the grounds, with an orchard of 16 fruit trees, raised vegetable beds and a chicken coop with run adding homegrown appeal. Across 9,220sqm (approx.), there's space to potter, play and pursue a few more of those "one day" plans.

The garaging deserves its own moment. A separate powered triple garage incorporates a versatile studio with its own bathroom, offering options for hobbies, creative projects or working from home. A recently built three-bay pole barn adds further storage for equipment and the bigger toys.

The wish list looks good on paper. It looks even better in person.



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LEGALS

Land area	283 m2 (approx.)
Floor area	9,220 m2 (approx.)
Tenure	Freehold
Rateable value	\$1,310,000
Rates	\$4,432.20
Council zone	Residential Zone E

ENERGY

Heating	Log burner, heat pump(s) (2), HRV system
Insulation	Ceiling, walls
Windows	Double glazed; aluminium
Water heating	Electric, solar

CONSTRUCTION

Exterior	Brick
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Freestanding Oven and Gas Hob | Dishwasher | Range Hood | Refrigerator | Extractor Fan (2) | Fixed Floor Coverings | Light Fittings | Smoke Detector(s) | TV Brackets | Heated Towel Rail(s) (2) | Heat Pump (2) and Remote(s) (2) | Clothesline | Garden Shed | Chicken Coop | Playground | Pools Accessories | Solar Panel(s) (24) | Spa Pool



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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