PROPERTY BROCHURE

4 SCHOOL LANE
KIRWEE

A
+ S



4 SCHOOL LANE
KIRWEE

WAIT, THERE'S MORE!

 3  1  3  84m2  808m2

Just when you think you've seen it all, 4 School Lane has another surprise up its sleeve! A three-bedroom home, impressive garaging with an adjoining studio, a spa and established gardens all come together on an 808sqm (approx.) section. There's a whole lot more here than first meets the eye!

Inside, the home centres around an open plan kitchen, dining and living area, offering a comfortable space to settle in. The kitchen features a generous breakfast bar, electric stove, rangehood and dishwasher, while a log burner with wetback keeps things cosy through the cooler months.

Three bedrooms provide accommodation, supported by a family bathroom with shower, vanity and toilet. A separate laundry adds practicality to the layout.

A separate powered garage and adjoining studio or hobby room span approximately 72sqm, delivering fantastic flexibility for those needing extra storage, room for projects or space to pursue their hobbies. Generous sealed off-street parking provides additional convenience for vehicles and visitors.

Outside, established gardens and mature trees create a private setting with plenty of space to enjoy. The timber deck extends off the living area, providing a great spot for summer BBQs, while a covered rear porch with built-in seating offers another sheltered spot to relax. A dedicated spa area is ready for a soak at the end of the day, while a tunnel house, woodshed and fenced grounds add even more practicality to this well-equipped property.

Located in the friendly Kirwee community, 4 School Lane offers the appeal of village living with the bonus of space, storage and those little extras that make all the difference.

A little more than you expected?



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LEGALS

Land area	808 m2 (approx.)
Floor area	84 m2 (approx.)
Tenure	Freehold
Rateable value	$620,000
Rates	$3,642.20
Council zone	Residential Zone D

ENERGY

Heating	Log burner (wetback)
Insulation	Ceiling
Windows	Single glazed; aluminium
Water heating	Electric

CONSTRUCTION

Exterior	Hardi plank
Roof	Iron

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Electric - Oven | Dishwasher | Range Hood | Extractor Fan (1) | Fixed Floor Coverings | Light Fittings | Smoke Detector(s) | Heated Towel Rail(s) (1) | Log Burner | Clothesline | Woodshed | 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.

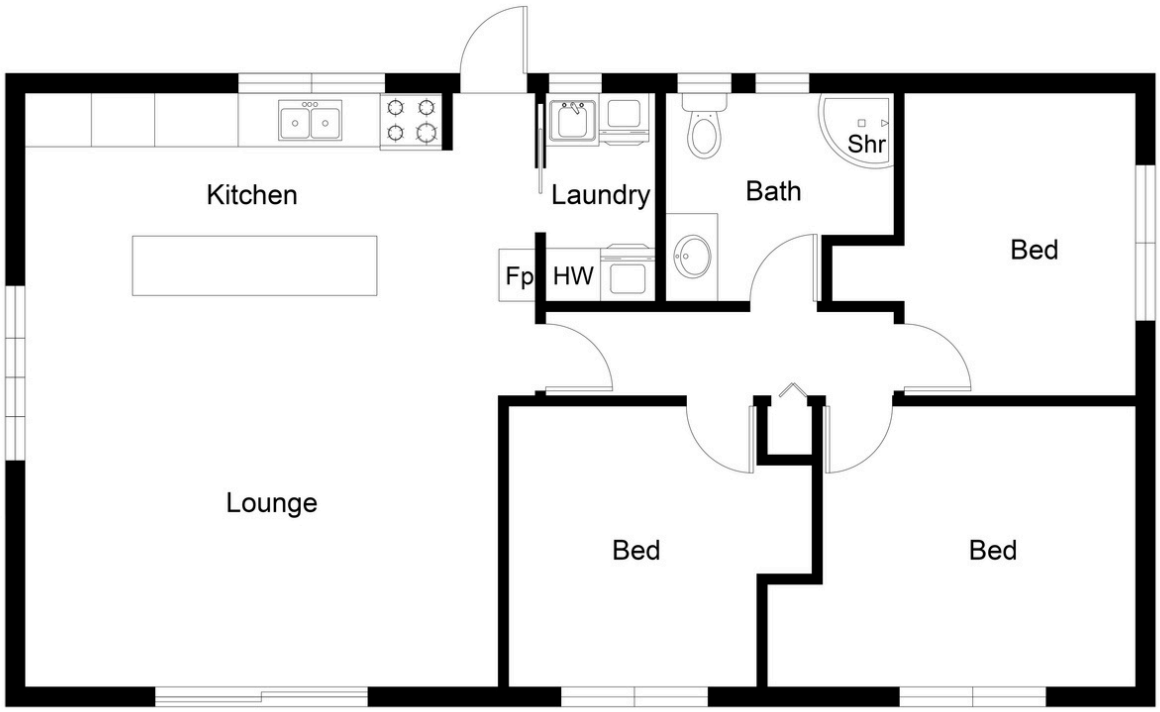
At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional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