PROPERTY BROCHURE

7 WALTER PLACE
KIRWEE

A
+ S


BOUNDARY LINE INDICATIVE ONLY

7 WALTER PLACE
KIRWEE

THE WALTER WOW FACTOR

4 2 3 232m2 829m2

There's good-looking, and then there's 7 Walter Place! With its striking street appeal, beautifully presented interiors and a triple garage that's sure to get some attention, this Kirwee home knows how to make an impression. Offering 232sqm (approx.) of thoughtfully designed living on an 829sqm (approx.) section, there's plenty to love beyond the first glance!

Inside, the open plan kitchen, dining and living area forms the heart of the home, with a separate lounge providing that all-important second space to spread out. The kitchen makes a statement with stone benchtops, a generous island bench, ceramic hob, electric oven, rangehood, dishwasher and walk-in pantry. A log burner, heat pump and double glazing keep things comfortable throughout the seasons, while a dedicated study nook adds a practical spot for work or study.

Four bedrooms provide plenty of accommodation, including a master suite with walk-in robe and ensuite featuring a tiled shower. The family bathroom offers a bath, separate shower and vanity, complemented by a separate toilet and laundry.

And here's a feature worth getting excited about – an internal access triple garage! Whether it's vehicles, storage or room for all those weekend hobbies, having that extra space is a definite bonus. Generous sealed off-street parking adds even more practicality.

Outside, a substantial deck wraps around the rear of the home, creating an excellent setting for summer barbecues, outdoor dining or simply enjoying a bit of sunshine. The fully fenced 829sqm (approx.) section provides plenty of lawn for children and pets, while the easy-care landscaping leaves room to add your own finishing touches. A separate woodshed is another handy addition.

Add in the charm of Kirwee living, and you've got yourself a pretty impressive package!

One look might just be all it takes!

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LEGALS

Land area	829 m2 (approx.)
Floor area	232 m2 (approx.)
Tenure	Freehold
Rateable value	$830,000
Rates	$3,655.90
Council zone	Residential Zone D

ENERGY

Heating	Log burner, heat pump
Insulation	Ceiling, walls
Windows	Double glazed; aluminium
Water heating	Electric

CONSTRUCTION

Exterior	Linea
Roof	Colorsteel

CHATTELS

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



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.

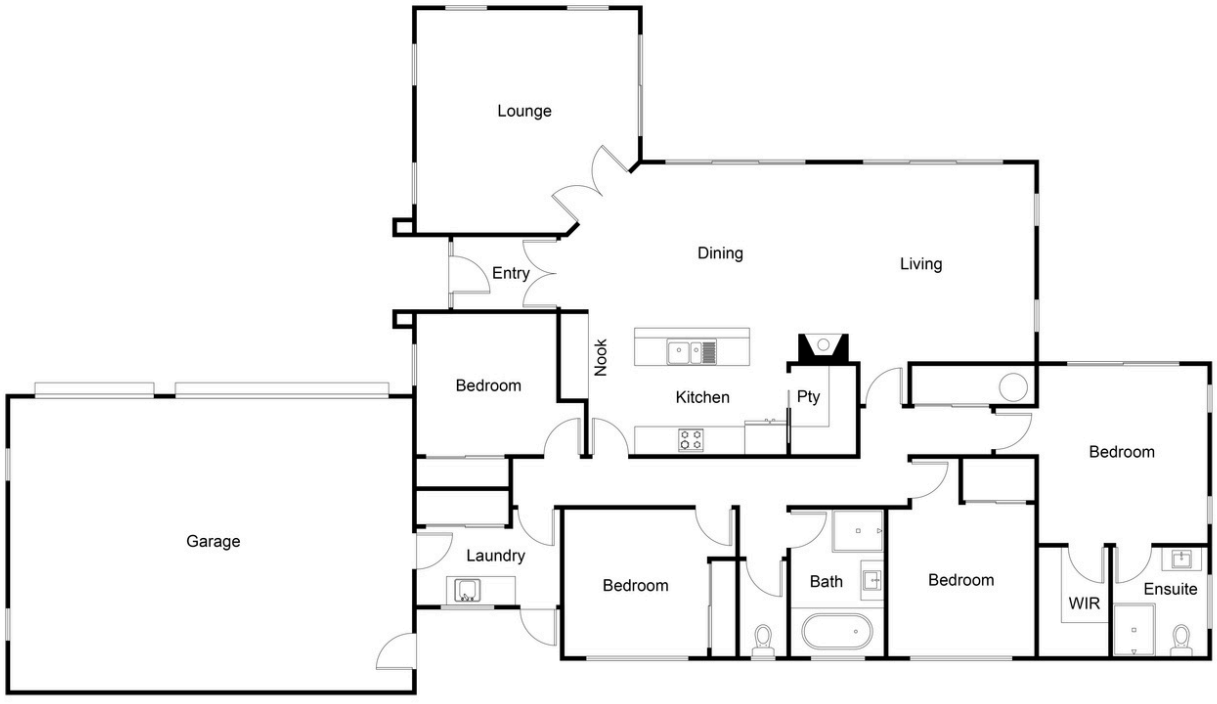
At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional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


Lounge
Dining
Living
Entry
Nook
Bedroom
Kitchen
Pty
Bedroom
Garage
Laundry
Bedroom
Bath
Bedroom
WIR
Ensuite

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