PROPERTY BROCHURE

4 NORTH TERRACE
DARFIELD

A
+ S



4 NORTH TERRACE
DARFIELD

TIMBER + TIMELESS CHARM

3 1 120m2 1,012m2

Some charm simply can't be recreated! With beautiful timber flooring, character-filled interiors and established gardens that have grown into their own, 4 North Terrace has personality in abundance. Add generous outdoor space and a separate studio, and there's plenty more to love about this Darfield home!

Step inside and you'll find a home where character takes centre stage. A separate lounge provides a cosy retreat for relaxed evenings, while the open plan kitchen and dining area brings everyone together. The kitchen is practical and well equipped, featuring a breakfast bar, dishwasher and good storage. While a log burner with wetback and double glazing adds warmth and comfort to the home. Doors from the dining area open directly onto the deck, creating an effortless connection between indoor living and outdoor entertaining

Three bedrooms offer comfortable accommodation, supported by a family bathroom featuring a bath, separate shower and vanity. A separate laundry adds another layer of everyday convenience.

And then there's the outdoors! Mature trees, established gardens and generous lawns create a beautiful sense of space and privacy, with plenty of room for children to play, pets to roam or keen gardeners to get their hands dirty. The deck makes a lovely spot for summer barbecues or a quiet morning coffee, while the separate studio offers a well-positioned office space with a clear view of anyone arriving at the property, along with flexibility for hobbies or creative pursuits.

Positioned in Darfield, with local schools, shops and amenities close by this is a property that combines the charm of an established home with the space and versatility to suit a range of lifestyles.

Full of character, surrounded by greenery and ready for its next chapter!

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LEGALS

Land area	1,012 m2 (approx.)
Floor area	120 m2 (approx.)
Tenure	Freehold
Rateable value	$580,000
Rates	$3,264.25
Council zone	Residential Zone B

ENERGY

Heating	Log burner (wetback)
Insulation	Ceiling, underfloor
Windows	Double glazed; timber
Water heating	Electric, wetback

CONSTRUCTION

Exterior	Roughcast
Roof	Colorsteel

CHATTELS

Window Treatments | Electric - Oven | Electric - Hob | Dishwasher | Fixed Floor Coverings | Light Fittings | Smoke Detector(s) | Heated Towel Rail(s) (1) | Log Burner | Clothesline | Garden Shed (1)



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.

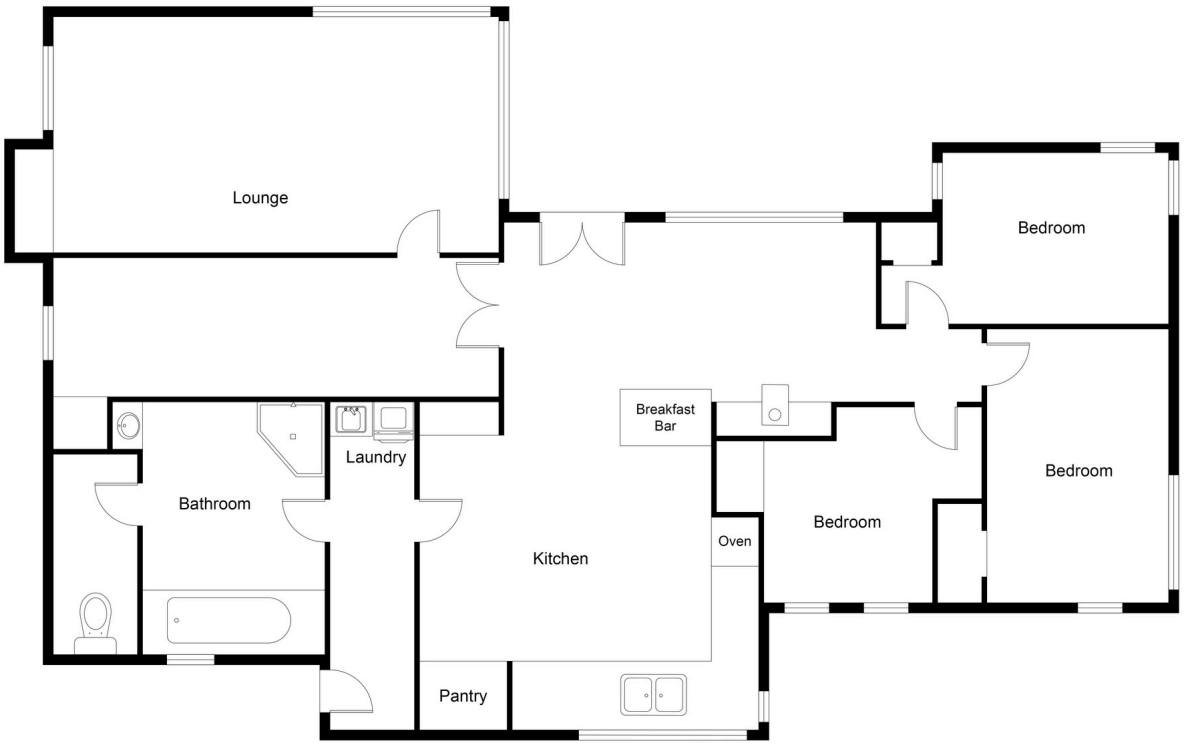
At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional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

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