# PROPERTY BROCHURE

13 OWEN DRIVE
DARFIELD

A
+ S



# 13 OWEN DRIVE
# DARFIELD

## EXCELLENCE IN EVERY DETAIL

3 2 2 272m2 836m2

Impressive by design, exceptional in detail! From its sophisticated finishes and smart technology to the thoughtful layout and impressive list of extras, 13 Owen Drive takes modern family living to another level. Offering 272sqm (approx.) of beautifully appointed living on an established 836sqm (approx.) section, this is a home where quality, comfort and clever design come together in style.

At the heart of the home, a generous open plan kitchen, dining and living area sets the scene, complemented by a separate lounge and dedicated office. Dramatic cathedral ceilings frame the kitchen and dining areas, creating a wonderful sense of grandeur and openness that continues through to the alfresco space. A striking monochromatic palette creates an immediate impression, with crisp white cabinetry, contrasting black stone benchtops and beautiful marble-look floor tiles bringing a sophisticated edge to the kitchen. A generous island provides the perfect place to gather, while an induction hob, two electric ovens, rangehood, dishwasher, filtered water and scullery ensure the practicality matches the presentation.

But it's what you don't immediately see that really sets this home apart! A ducted heat pump, fresh-air system, superior insulation and double glazing deliver year-round comfort, while underfloor heating throughout the kitchen, dining, living and ensuite areas adds an extra touch of luxury. Smart-home technology with iPad control, a security system and integrated sound system take everyday convenience to a whole new level.

Accommodation is equally well considered, with three double bedrooms including a master suite featuring a walk-in robe and tiled ensuite. The family bathroom offers a bath, separate tiled shower and vanity, while a separate toilet and dedicated laundry add further practicality. A carpeted internal access double garage, complete with attic storage and an EV-wired charging point, ensures even the practical spaces have been given some serious thought.

Flowing directly from the dining area, the fully enclosed alfresco space is an impressive extension of the home. Complete with a Tebo heater, it's designed for year-round entertaining, whether it's a relaxed family dinner or a gathering with friends. Beyond, established irrigated gardens, manicured lawns and a garden shed complete the fully fenced section.

Located in the popular Darfield community, 13 Owen Drive delivers far more than impressive first impressions. It's the attention to detail, the intelligent extras and the quality throughout that make this home something special.

Smart, sophisticated and a step above the rest.

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## LEGALS

| | |
|---|---|
| Land area | 836 m2 (approx.) |
| Floor area | 272 m2 (approx.) |
| Tenure | Freehold |
| Rateable value | $1,000,000 |
| Rates | $3,915.65 |
| Council zone | Residential Zone B |

## ENERGY

| | |
|---|---|
| Heating | Ducted heat pump, underfloor heating (tiled areas) |
| Insulation | Ceiling, walls |
| Windows | Double glazed; aluminium |
| Water heating | Electric |

## CONSTRUCTION

| | |
|---|---|
| Exterior | Brick |
| Roof | Colorsteel |

## CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Electric - Oven(s) (2) | Induction - Hob | Dishwasher | Range Hood | Waste Disposal | Extractor Fan (2) | Fixed Floor Coverings | Light Fittings | Smoke Detector(s) | Heated Towel Rail(s) (2) | Ducted Heat Pump | TV Brackets (3) | Security System | Ventilation System | Clothesline | Garden Shed | Irrigation System | Tebo Heater




# 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.

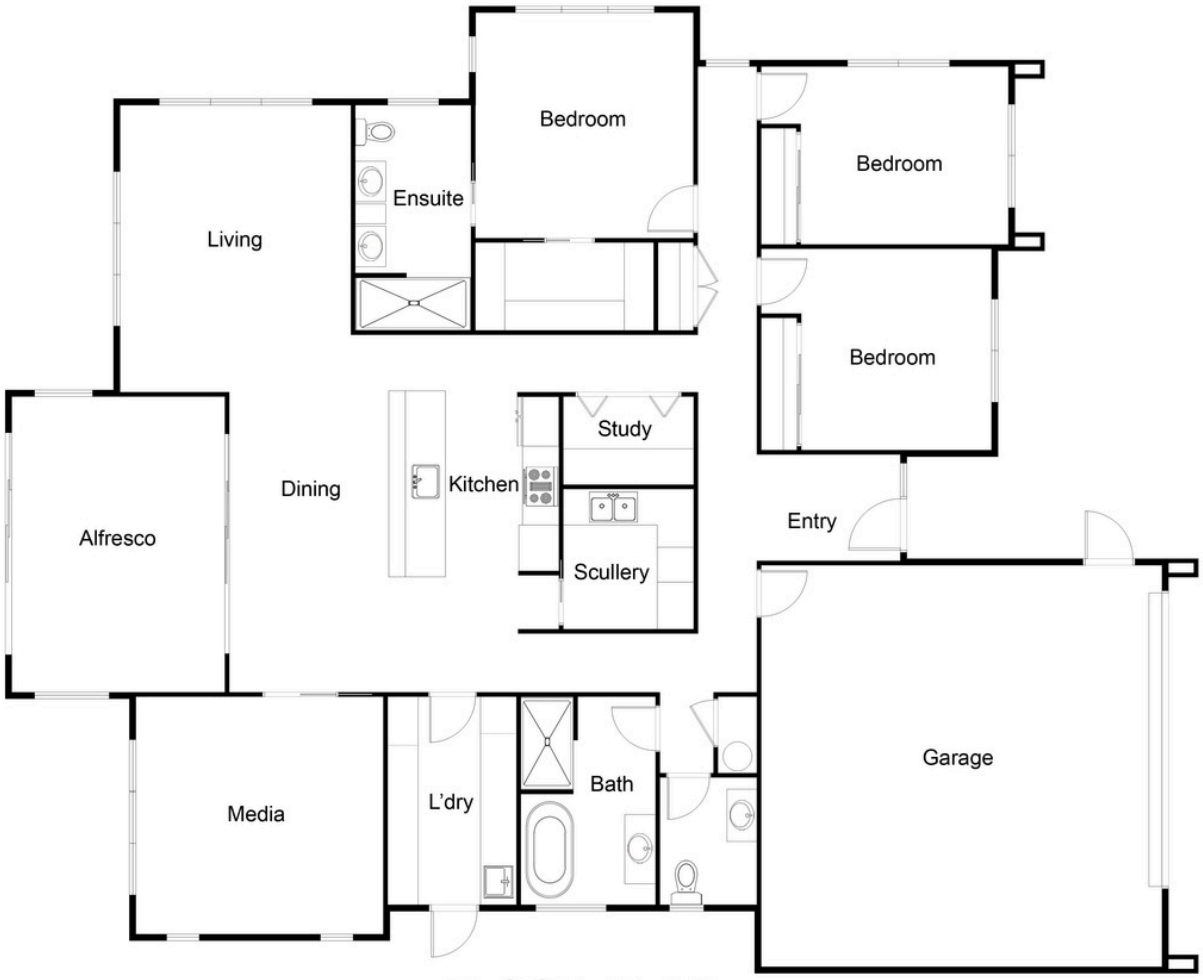
At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional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


Bedroom
Bedroom
Ensuite
Living
Bedroom
Study
Kitchen
Dining
Alfresco
Entry
Scullery
Garage
Bath
L'dry
Media

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