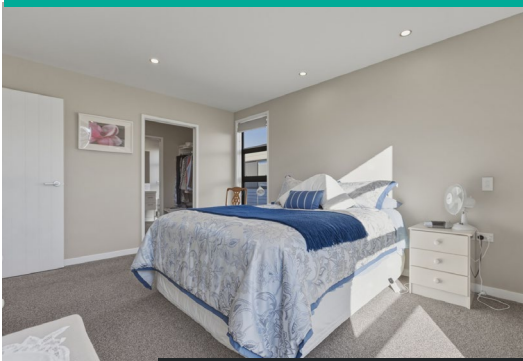




## Sun, Space, Easy Living



2 bed + den



2 bathrooms



1 garage



110/61 Golden Sands Drive, Papamoa Sands

### TWO BEDROOMS + DEN | THE BAY

Enjoying plenty of all-day sun, this standalone Bay-style villa offers a light, airy feel and a real sense of space from the moment you step inside. With two bedrooms plus a separate den, there's flexibility to create a home office, hobby room or second living area, ideal for those who don't want to downsize too far. The master bedroom is well-appointed with its own ensuite and walk-in wardrobe, while a second full bathroom adds extra ease for guests. The living areas open out effortlessly to the deck, where large windows and ranch sliders complete with flyscreens invite in the fresh air and sunshine. Whether you're relaxing indoors or stepping outside, the connection to the outdoors is a real highlight. A bright, modern kitchen makes everyday living and entertaining simple, while the heat pump keeps the home comfortable year-round. Set along the village boundary, the home enjoys a sense of space. A warm, sun-filled home offering comfort, flexibility, and easy living in the welcoming Papamoa Sands community. A Lifetime Site Agreement and occupancy fees apply.

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Liane Poulton | 021 373 964



# Welcome to Papamoa Sands

Papamoa Sands – a Freedom Lifestyle Village with laid-back residents, modern homes, resort-style facilities and only a short walk to the flawless Papamoa Beach.

The Village Centre at Papamoa Sands has resort-style facilities, inside and out. The facilities are creatively designed with purposeful spaces for residents to enjoy.

The Village Centre is the hub of the village and the go-to place for fun, activities, and socialising. A comprehensive social calendar to enjoy as much or as little as you want.

As a Freedom Village, Papamoa Sands offers a more equitable financial model where if you elect to sell your home, it is sold for market value — meaning you stay market relevant.



## VILLAGE FACILITIES

- Comfy lounging areas
- Kitchen + dining fit for purpose
- Covered BBQ and bar facilities
- Outdoor entertaining spaces
- Boutique gym and library
- Pool table and dart board
- Projector TV with SKY
- Self-drive Van
- Community vegetable gardens
- Storage facilities and motorhome parking \* fees apply

PAPAMOA SANDS IS A REGISTERED RETIREMENT VILLAGE UNDER THE RETIREMENT VILLAGES ACT 2003.

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**Freedom**  
LIFESTYLE VILLAGES