



We are delighted to introduce Woodlands Boutique Retirement Village – an intimate, family-owned village in a natural garden setting

We invite you to join our community of active retirees settled in the heart of Bethlehem. A community with access to a full range of facilities, a vege garden with a plot for each household, a hobby shed equipped with all the toys to work on personal projects, serenity pond garden, and the social center of the village, the clubhouse. This is complete with a gym, library, full kitchen and bar facilities. A place to come together and enjoy.

All of this is shared with only seventeen homes. Woodlands homes are architecturally designed, with residents' lifestyles in mind. Each home includes solar panels and heat pump as standard inclusions, making each brand new home comfortable, as well as easy to enjoy.

Woodlands is a kiwi family-owned business envisioned as a unique offering amongst the much larger companies in the industry. We have welcomed residents to Woodlands for over a decade now and we value the personal connection we have with our residents due to the boutique size of the village. Our goal is to provide an idyllic setting for residents to make the most of their retirement, with time to dedicate to family, friends, travel and hobbies while we take care of the rest.

Located in Bethlehem, an epicenter for retirement living, Woodlands Village has everything you need close at hand. Bethlehem Shopping Centre is located only a short stroll away, putting cafes, restaurants, medical clinics, as well as all your shopping needs - within easy access.

Our position provides easy access to the arterial routes in to Tauranga city (only a 10 minute drive) and the beaches of the Mount (15 minutes drive), allowing you to enjoy everything the area has to offer.

We welcome you to contact us for more information,

Sandra Newman

Operator, Woodlands Boutique Village

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General description: Boutique luxury gated retirement village in a natural setting.

Features of the homes: Generous house sizes - 145 m² to 190 m² approx.

Architecturally designed, luxuriously appointed with landscaped gardens. Both stand alone and duplex residences available. Features include:-

- Two & three bedrooms homes with en-suite and walk in wardrobe
- 2.7 m high ceilings
- Stone bench top in kitchen
- High quality fixtures and fittings, carpet and tiles
- Fisher & Paykel appliances
- Carpeted garages
- Double glazing
- LED lighting
- High speed broadband (fibre)
- Fully insulated including garage
- Rendered and painted brick exterior and cedar cladding

Number of Dwellings: 17 in total - ***1 home currently available***



Special features:

Close to Bethlehem Shopping Centre
Perimeter security feature fencing and security gates
Northerly aspect to all homes
Heat pump efficient heating
Solar panels
Rainwater collection tanks (slim line) - additional to town supply
Mature native forest grove
Established bird life

Ancillary buildings and facilities:

Club house, with cooking/bar facilities, lounge/TV area, gym and change rooms
Serenity garden with water feature set amongst established native trees
Individual elevated vegetable garden plots with compost bins, worm farm & garden shed
Tool shed, with workbench & hand tools

General:

Located walking distance from supermarket, shops, & cafes
Close to medical centres, dental facilities, chemists
Public transport handy
10 minute drive to central Tauranga
Four other friendly villages in the area



Priced from:	\$950,000
Contractual status:	License to Occupy 10% deposit, with balance on Settlement
Deferred Management Fee:	7.5% per year (up to a maximum of 30% of the entry price)
Village outgoings charge/weekly fee:	\$240 per week The items this fee contributes to includes: Council rates, Insurance, Water, General Maintenance & Gardening, Communal Power to Club House etc.

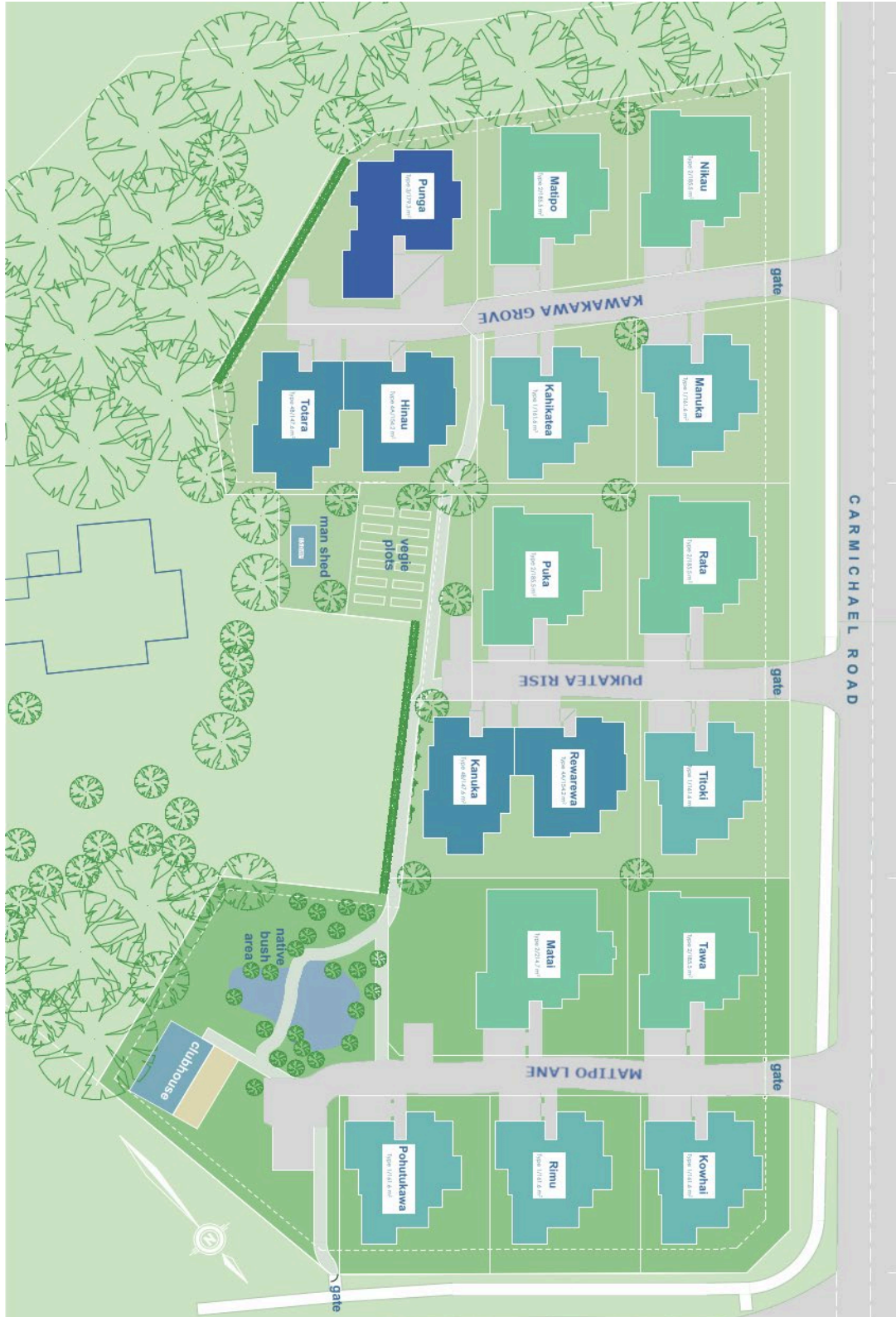
To book a tour of the village or to find out more, please contact:

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Woodlands Boutique Village
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WOODLANDS

BOUTIQUE RETIREMENT VILLAGE

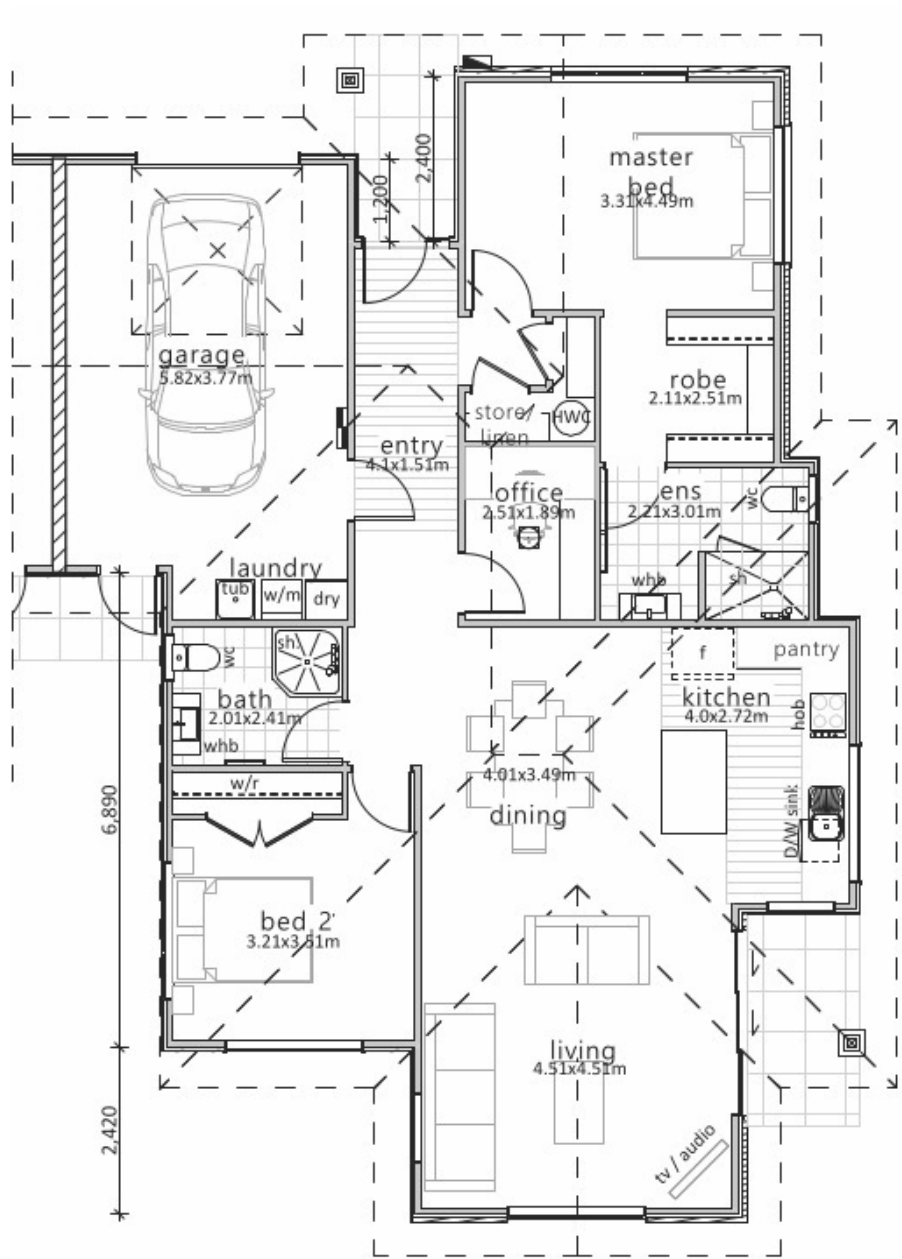
Woodlands Boutique Village layout



Duplex 3 Pukatea Rise - Rewarewa

Rewarewa is a 160m² duplex located on Pukatea Rise featuring two spacious bedrooms, an office and fully insulated single garage.

Rewarewa is available now



WOODLANDS

BOUTIQUE RETIREMENT VILLAGE

Woodlands Clubhouse

Woodlands Boutique Village Club house, with cooking/bar facilities, lounge/TV area, gym and change rooms.



WOODLANDS

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Serenity garden

The serenity garden at Woodlands is not only home to our native tree grove, rockery plantings and the beautiful waterfall, but some of our smallest residents - a friendly school of goldfish.



Hobby Shed + Vege Garden

A hub of activity with a range of manual hand tools for your projects and a garden plot for every