



Comfort with Character



3 bedrooms



2 bathrooms



1 garage



504/80B Burwood Road, Matamata Longlands

THREE-BEDROOM DUPLEX | THE WALTON

This beautifully presented three-bedroom duplex offers a wonderful blend of comfort, style, and thoughtful upgrades, creating an inviting home. At the heart is the open-plan kitchen, dining, and living area, where a heat pump ensures year-round comfort. This space flows effortlessly to a fully enclosed glass deck complete with blinds, providing a warm and versatile additional living area. The home features three generous bedrooms, with the master enjoying the privacy of its own ensuite, while a second bathroom adds convenience for guests and everyday living. Recent redecoration, including tasteful wallpaper, enhances the home's modern feel and warmth. Practical features have also been well considered. The longer driveway is a real bonus for visiting family and friends. The single internal-access garage includes attic stairs for extra storage, garage carpeting, an insulated garage door, and a securely gated service area. *Please note: some additional curtains are not included in the sale. A Lifetime Site Agreement and occupancy fees apply.*

CALL FOR A PRIVATE VIEWING

Liane Poulton | 021 373 964

MATAMATA Longlands

A FREEDOM LIFESTYLE VILLAGE



Welcome to Matamata Longlands

Matamata Longlands is a modern Lifestyle Village with architecturally designed homes and a well-appointed village centre. It is located just minutes away from the vibrant township of Matamata.

As a Freedom Village, Matamata Longlands 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.

Matamata Longlands is now completed with 365 like-minded residents in 242 Lifestyle homes.

If you would like to find out more about homes for sale, contact Liane Poulton on 027 373 964



VILLAGE FACILITIES

- Gym, library and meeting room
 - Indoor bowls
 - BBQ and bar facilities
 - Dining area
 - Self-Drive Van
 - Pool tables
 - Large screen TV
 - Storage facilities
 - Motorhome parking and facilities
- *fees apply

MATAMATA LONGLANDS IS A REGISTERED RETIREMENT VILLAGE UNDER THE RETIREMENT VILLAGES ACT 2003.

CALL FOR A PRIVATE
VIEWING

Liane Poulton | 021 373 964

Freedom
LIFESTYLE VILLAGES