



YOUR NEW HOME AWAITS



3 bedrooms



2 bathrooms



2 garages



302/80B Burwood Road, Matamata Longlands

**THREE-BEDROOM STANDALONE | THE LIBERTY**

Villa 302 offers a perfect blend of style, space, comfort, and convenience. Standing alone, it boasts 3 generous bedrooms and 2 well-appointed bathrooms. You will find a beautifully modernised kitchen with quality stone benchtops and sleek finishes, ideal for everyday cooking and entertaining. A generous deck extends the living space outdoors, creating the perfect setting to relax or host guests while enjoying the peaceful green outlook. The laundry has been tastefully updated, and an additional heat pump in the bedroom provides year-round climate control. Thoughtful extras include attic stairs in the garage for easy-access storage. Conveniently located near the village centre and facilities, this home is not to be missed. A Lifetime Site Agreement and occupancy fees apply

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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.

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**Freedom**  
LIFESTYLE VILLAGES