



Immacuately Presented



3 bedrooms



2 bathrooms



2 garage



240 /80b Burwood Road, Matamata Longlands

**THREE\_BEDROOM STAND ALONE | THE LIBERTY**

This lovingly looked after 3-bedroom home, proudly occupying a corner location, is the largest of our villa typologies at Matamata Longlands. The current residents have made several well thought out additions to ensure comfort and luxury is foremost, a key feature being the beautiful interior shutters on the windows. Three bedrooms, the master boasting walk in wardrobe and ensuite with an additional bathroom. A beautifully finished kitchen features soft closed drawers, tiled splashback, and modern appliances. The kitchen merges into the open-plan living area and enclosed deck space, the deck space boasts a louvre enclosure to ensure this space can be used all year round. This home has a heat pump to keep you cool in summer and warm in winter. The internal access double garage which houses your laundry area has been insulated and garage carpet has been installed. An outdoor concreted service area completes this fantastic villa. 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 nearly completed with an estimated, on completion, 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