



More than meets the eye



2 bedrooms + den



2 bathrooms



1 garage



415/61 Golden Sands Drive, Papamoa Sands

### TWO BEDROOM PLUS DEN | THE BAY

This lovingly looked after 2-bedroom home plus den is the largest of our villa typologies at Papamoa Sands and several well thought out additions to have been added to ensure comfort and luxury is paramount. Two generous sized bedrooms, the master boasting walk in wardrobe and modern ensuite, plus separate den/office and an additional bathroom. An open plan kitchen merges into the generous dining and living area. This home has a heat pump to keep you cool in summer and warm in winter. The internal access single garage with wall and ceiling insulation houses your laundry and additional indoor washing line to allow for all weather drying. Considered extras such as indoor and outdoor power points make living easy and convenient. The large glassed in deck area with ramp, provides the perfect space all year round.

An outdoor patio area with raised garden bed and shed complete this fantastic villa.

A Lifetime Site Agreement and occupancy fees apply

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VIEWING

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