



115/11 Manuka Street, Matamata

Sharply priced, act fast!

Priced to sell! This spacious three-bedroom villa (largest floor plan at 165sqm) in Matamata Parkside Village offers comfort, convenience, and a true sense of community. Well-positioned on a sunny corner site, it's just a short stroll to the Village Community Centre, where you can enjoy a vibrant social life or simply relax in your own space.

The generous open-plan living area is bathed in natural light, with sliders from the lounge and dining areas leading to a private patio - a perfect spot for your morning cuppa. The large master bedroom boasts a walk-in robe and ensuite, complemented by a second bathroom and plenty of storage throughout. With an extra-wide hallway and doorways, this home is designed for easy accessibility. The double internal-access garage includes a laundry alcove, adding to the villa's practicality.

The low-maintenance section is partially fenced, ideal for a small dog, and features fruit trees - including a lemon tree, perfect for your evening G&T!

One of the standout features of Parkside Village is that you own a freehold title - a rare advantage in retirement living. There's no 'license to occupy' or hidden costs, just a quarterly strata fee covering villa and common area maintenance.

3  2  2 

FOR SALE
\$699,000

VIEW
By Appointment

AGENTS
Corina Collins
027 286 2588
Corina.Collins@ljhooker.co.nz

Michelle Carson
021 154 0781
michelle.carson@ljhooker.co.nz

AGENCY
LJ Hooker Matamata
07 888 5677
Link Realty Ltd

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Our vendor is ready to make a move! Whether you're looking for a lock-and-leave lifestyle or a peaceful retreat in a welcoming community, this villa has it all!

Contact us today to book your viewing.

MORE DETAILS

Property ID KUAHR1
Property Type Unit
House Size 165 m2
Licensed Real Estate Agents (REAA2008)

Corina Collins 027 286 2588

Sales Consultant | Corina.Collins@ljhooker.co.nz

Michelle Carson 021 154 0781

Sales Consultant | michelle.carson@ljhooker.co.nz

LJ Hooker Matamata 07 888 5677

Link Realty Ltd

62 Arawa Street, MATAMATA NZ 3400

matamata.ljhooker.co.nz | matamata@ljhooker.co.nz

