

we are pleased to present



BMC REAL ESTATE

Paraparaumu Beach 5-83 Langdale Avenue



quiet and secure | ideal for retirement | good condition
handy location | popular investment | friendly atmosphere

Buyer Enquiry Over
\$655,000

A service provided by BMC Lawyers

Over 50's Living - Sunny & Secure



Langdale Villas is a boutique community exclusively for the over 50's. Offering secure, quiet and easy living with like-minded neighbours. Where you own your own Villa outright (freehold unit title), take advantage of any capital gains in the future and pay an affordable body corporate fee that covers the exterior maintenance, lawn mowing, common area gardening, insurance of the dwelling and even rubbish collection.

On sale is a thoughtfully designed 100 sqm brick and cedar townhouse, that captures great sun and has a verdant and peaceful outlook. It features two double bedrooms (one with access to a private deck), open plan living and a single internal access garage. The kitchen and bathroom were updated approximately 3 years ago and the entire villa was recarpeted approximately 2 years ago.

Enjoy this popular, quality and maintenance-free lifestyle where small pets are welcome. Call Brent for a private viewing or come to the Sunday open home. Please ensure you park in Langdale Avenue and take a stroll up the private lane when coming to view.



Property Details

Legal Description:	Unit 5 DP 362572 on Lot 20 DP 65302 C/T 255299
Floor Area:	100m ² (more or less)
Rateable Value:	\$ 590,000 (August 2023)
Rates:	\$ 3,342.97 (2023/24)
Built:	2005 (circa)

Contact Details

Brent Longstaff

M 0275 633 808

E brent@bmc-law.co.nz

W www.bmc-law.co.nz



Your best interest is our business