

# Exciting Opportunity in Waipu!

Two New Villas Now Available at Alden Ranburn Retirement Village



## Set in the heart of vibrant Waipu

Our retirement community at Alden Ranburn is welcoming expressions of interest for two brand new villas – a rare chance to join a caring, connected village with a strong sense of community.

### Each thoughtfully designed 60m<sup>2</sup> villa features:

- Two bedrooms – ideal for visitors, hobbies or extra storage
- Bright and sunny living spaces, with a choice of northwest or northeast aspect
- Modern kitchen, one bathroom
- Private 12m<sup>2</sup> deck – perfect for morning coffee or afternoon sun
- Heat pump for year-round comfort
- Dedicated car park and separate garage

#### PRICE:

**\$600,000** (Deposit: \$5,000)

#### VILLAGE FEE:

**\$621/month**

DMF: 20% of Entry Price  
(5% per year over 4 years)

\*All purchases are under an Occupational Right Agreement, as per the Retirement Villages Act 2003.\*

### Alden Ranburn Village

7 Nova Scotia Drive, Waipu

**Be quick – only two villas available!**

Call Sandra Williams today to arrange a private viewing.



**09 432 0675**



# Retirement Living with Heart

At Alden we're here to help make life easier in your retirement years. Our goal is for you to feel right at home, supporting you to keep your independence while enjoying the security and companionship within our village setting.

Whether you're relaxing on your sunny deck, heading into the friendly Waipu town centre, or connecting with others in the village, life at Ranburn is easy, secure, and full of heart. At some point, more assistance may be required in your daily life. With our extensive experience in various stages of care, our team can guide you through your options and explain how they work.

## Why Choose Ranburn Village?

- Low-maintenance living – let us take care of the little things, no more lawns!
- Friendly, supportive community
- Stroll to Waipu shops, cafes, and clubs
- Garage + car park = freedom to stay mobile



Secure your spot today – these villas won't last long!  
[www.alden.co.nz](http://www.alden.co.nz)

