

Batten Group

Proudly presents
**10 Queen Street West,
Levin 5510**



Welcome








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10 Queen Street West, Levin

Modern & Unique Apartment, Home & Income

 90 m²  270 m²  2  1  1

Welcome to this unique style, architecturally designed and completed in 2018. This one-owner gem in the heart of Levin is a rare opportunity offering comfort, security and built-in income. Set over three levels, this bespoke building combines modern living with effortless function and technology to future proof your living costs and carbon footprint (solar panels, hot water radiator heaters, underfloor heating) – ideal for lifestyle buyers, professionals, or anyone wanting an easy-care, income-generating property.

Ground Level – Café & Income Stream

The 90m² ground floor is home to a 7-day-a-week café since conception. Currently owner operated. Fully equipped with chattels - choose to lease out or continue to run this cafe and be rewarded.

Level 2 – Private, Peaceful Living

Take the lift from Ground level to top (or stairs) up to your private apartment. This level features two generous bedrooms with plush carpet, a fully tiled wet-floor shower, a luxurious clawfoot bath and a separate toilet conveniently located across from the master. The laundry is tucked away in the bathroom neatly for added functionality.

Level 3 – Light-Filled Living with a View


At the top, the open-plan kitchen, dining, and lounge area deliver style and practicality, with uninterrupted views across Levin. Designed for entertaining or simply enjoying daily life, the space features sleek appliances, clever layout, and that undeniable "wow" factor.


Keep more money in your pocket - Free of Bodycorp or Franchise fees and lawns.


The Details

Expressions of interest are invited at \$1,400,000. The Vendor wishes to only sell to another GST registered entity, with a preferred settlement at your earliest convenience as the current owners relocate for medical treatment. To experience this feeling and incredible opportunity, contact Donna Batten on 021 066 8273 and register your interest to view privately.

Seize your chance to secure something truly special. We're here to make a deal.

 021 066 8273

 donna@battengroup.nz

 battengroup.nz

Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



Legals

Land area	90 m2
Floor area	270 m2
Tenure	Freehold
Rateable value	\$840,000
Land value	\$140,000
Improvements value	\$700,000
Horowhenua District Council Rates	\$6,291.34
Horizons Regional Council Rates	\$550.16



Energy

Heating	Heatpump, underfloor heating across middle floor via Solar system and hot water radiators and there is a Cartridge heatpump in the café
Insulation	Eterpan system. Exterior walls are double layer and the ceiling is lined with Batts
Windows	Aluminum double glazed
Water heating	Solar for the living areas and separate Gas Infinity systems for the café and laundry
Ventilation	Positive pressure extractor fan in café



Construction

Year built	2018
Exterior	Concrete block ground floor, Swisspearl cladding on upper levels
Roof	Traffigard membrane roof

What do you love about this home?

- ☐ Ticks most of my boxes.
 - ☐ I love the kitchen.
 - ☐ I love the bathroom.
 - ☐ I love the lounge.
 - ☐ I love the garaging.
 - ☐ I want to make an offer.

Notes

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.

You miss 100% of the offers that you never make.

Batten Group

Donna Batten

☎ 021 066 8273

✉ donna@battengroup.nz

With a caring and professional nature, you're in great hands with Donna for your real estate journey. Her outstanding service coupled with her tireless work ethic gets Donna's vendors the results they deserve.

A world class communicator with a warm personality and close attention to detail, Donna puts the 'real' in real estate. Offering an authentic experience is something she prides herself on. Donna's genuine approach to real estate is refreshing for her vendors, they always know where they stand.

Outside of work Donna likes to take care of her mind and body to ensure she can remain at the top of her game and to provide you with the best real estate experience you deserve. Time with family is important along with pockets of time to keep her tank topped up.

We are Batten Group, proudly serving the Levin community with nearly six years of real estate experience. Led by Donna and Rob Batten, we combine professionalism, local knowledge, and personal care to ensure your property journey is smooth and successful.

To us, real estate is more than transactions—it's about people, dreams, and building futures. We offer personalised advice and expert insights into the local market, helping you achieve your property goals.

Reach out to our friendly team today and let Batten Group make your next move a success.

battengroup.nz

260 Oxford Street, Levin 5510

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