



# Batten Group

Proudly presents

**137 Cambridge Street,  
Levin 5510**



# Welcome



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137 Cambridge Street, Levin

# Central Levin Charmer

 405 m<sup>2</sup>  100 m<sup>2</sup>  3  2  2  2

Whether you're looking for your first home, a tidy investment (almost Healthy Homes Certified!), or a forever home with unbeatable convenience – this solid gem in central Levin is move-in ready.


Set just a short stroll to town, supermarkets and cafes, living here means you can ditch the car if you want to. Inside, the home offers real versatility with three good-sized bedrooms and two bathrooms – perfect for families, flatmates or even guests.


You'll love having not one, but two living areas – a separate lounge at the front and a sunny second lounge or sunroom at the rear that flows out to a covered deck. The second bathroom is right off this space, giving the home a clever “two-wing” layout with the kitchen as the social hub in between.


Stay toasty in winter with a charming woodburner and enjoy year-round comfort thanks to the heat pump. The kitchen and bathrooms have had thoughtful updates, giving you peace of mind and modern comfort.

The double garage is a real bonus – it's spacious enough for vehicles and hobbies alike and tucked neatly behind, there's a full-length woodshed, keeping your firewood dry and out of sight. A separate shed close to the house has other storage covered too.

Soak up the afternoon warmth and unwind with sunsets from the private deck – a perfect way to end your day in this central, well-connected part of Levin.

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 battengroup.nz



# Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



## Legals

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Land area	405 m2
Floor area	100 m2
Tenure	Freehold
Rateable value	\$540,000
Land value	\$220,000
Improvements value	\$320,000
Horowhenua District Council Rates	\$3,830.52
Horizons Regional Council Rates	\$422.63



## Energy

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Heating	Woodburner, heatpump and heat transfer system to bedrooms
Insulation	Ceiling and underfloor
Windows	Timber & aluminium
Water heating	Gas
Ventilation	-



## Construction

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Year built	1910-1919
Exterior	Weatherboard
Roof	Iron

## What do you love about this home?

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

# Notes

[illegible]

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

# Batten Group

# Donna Batten

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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.

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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**

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