

# Batten Group



Proudly presents

**1 Quinn Road,  
Levin 5510**



# Welcome



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1 Quinn Road, Levin

# Sunny Starter in a Prime Location

 543 m<sup>2</sup>  121 m<sup>2</sup>  3  1  1  1

Calling all first-home buyers and savvy investors – here's your chance to secure a home in one of Levin's sought-after destination streets, being a short stroll to town and schools.

This charming three-bedroom home is full of warmth and light, with an easy, open-plan layout that connects everyone – whether you're cooking in the kitchen overlooking the backyard, enjoying breakfast at the bar, relaxing in the separate lounge, or soaking up the sun on the wraparound deck.


All three bedrooms are generously sized, giving you room to grow or space to spread out. The fully fenced section offers peace of mind for kids or pets, and there's a single garage plus off-street parking.


The bathroom, toilet and laundry are all in a functional space close to each other.


The current owner has already made their move – now it's your turn to make this well-loved first home your own. Move in, add your personal touch and enjoy everything this great location has to offer.

Close to town, schools, parks, and more – seize this opportunity.

Ready to take the next step? Get in touch to view or find out more!

 021 066 8273

 donna@battengroup.nz

 battengroup.nz

# Gallery



1 Kitchen



2 Living Area



3 Bedroom



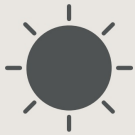
4 Bathroom



## Legals

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Land area	543 m <sup>2</sup>
Floor area	121 m <sup>2</sup>
Tenure	Freehold
Rateable value	\$510,000
Land value	\$250,000
Improvements value	\$260,000
Horowhenua District Council Rates	\$3,901.30
Horizons Regional Council Rates	\$409.89



## Energy

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Heating	Wood burner
Insulation	Ceiling and floor
Windows	Aluminium



## Construction

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Year built	1950-1959
Exterior	Weatherboard & Iron
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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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.

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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**

260 Oxford Street, Levin 5510

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