

Batten Group



Proudly presents

**40 George Street,
Levin 5510**

Welcome








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40 George Street, Levin

Smart - First Home, Forever Home or Investment Winner

 409 m²  90 m²  2  1  1

Whether you're stepping onto the property ladder, downsizing or hunting for a tidy rental, 40 George Street is a solid choice in one of Levin's sought-after streets. Among some newer homes and just a short stroll to town, this is an easy pick for smart buyers.


This move-in-ready home has had updates over the years and has been well maintained, (Bathroom & Kitchen new 5 years ago) so you can enjoy peace of mind from day one. Two generous, sun-soaked bedrooms offer space and comfort and the low-maintenance yard means weekends are yours to enjoy.


Inside, you'll find a warm, well-kept space that was photo-ready from the day it was appraised – a true testament to how well it's been looked after. There's even a handy storage shed and storage boxes (which stay!) included to get you started.


Our motivated vendors already have an accepted offer on their next home and are keen to secure a quick, smooth sale – making this a great opportunity for buyers ready to act fast.

A rental assessment is has been done, weekly rental range \$470.00 to \$490.00.

Tidy, sunny, secure and well located – homes like this don't hang around long in Levin. Make your move now and relax into your next chapter.

 021 066 8273

 donna@battengroup.nz

 battengroup.nz

Gallery



1 Kitchen



2 Living Area



3 Bedroom

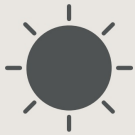


4 Bathroom



Legals

Land area	409 m ²
Floor area	90 m ²
Tenure	Freehold
Rateable value	\$450,000
Land value	\$220,000
Improvements value	\$230,000
Horowhenua District Council Rates	\$3,766.30
Horizons Regional Council Rates	\$363.11



Energy

Heating	Flued gas heater
Insulation	Ceiling
Windows	Timber
Water heating	Gas mains



Construction

Year built	1940-1949
Exterior	Weatherboard

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 ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins 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.

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.

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260 Oxford Street, Levin 5510

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