

# Batten Group



Proudly presents

**9 Garth Road,  
Levin 5571**

# Welcome

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9 Garth Road, Levin

# Settle Before Christmas – Your Next Chapter Awaits

 2011 m<sup>2</sup>  226 m<sup>2</sup>  3  2  4  1

Welcoming you through brand-new electric gates, this spacious three-bedroom brick home blends comfort, privacy, and effortless living. Designed for easy care and everyday enjoyment, it offers generous spaces to unwind, host, or find your own quiet corner.

Step inside to discover a modern layout with seamless indoor-outdoor flow — ideal for summer gatherings or relaxed evenings under the stars. The bedrooms are generously sized, and both the main bathroom and ensuite have been tastefully updated — move-in ready and beautifully presented.

Keep cosy through winter with a wood burner and enjoy year-round comfort with upgraded heat pumps throughout. There's internal-access garaging plus the bonus of an additional double garage/workshop — perfect for hobbies or extra storage.

Outdoors, a private yard with established gardens, raised vegetable beds, and your own spa nook create a peaceful retreat with a country feel — all in a quiet cul-de-sac just minutes from town and highway access.

Make your move now and be settled before Christmas — your new home at 9 Garth Road is ready and waiting!

 021 066 8273

 [donna@battengroup.nz](mailto:donna@battengroup.nz)

 [battengroup.nz](http://battengroup.nz)

# Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



## Legals

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|                                   |             |
|-----------------------------------|-------------|
| Land area                         | 2011 m2     |
| Floor area                        | 226 m2      |
| Tenure                            | Freehold    |
| Rateable value                    | \$1,000,000 |
| Land value                        | \$415,000   |
| Improvements value                | \$585,000   |
| Horowhenua District Council Rates | \$3,293.60  |
| Horizons Regional Council Rates   | \$528.43    |



## Energy

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|               |                                                                |
|---------------|----------------------------------------------------------------|
| Heating       | Free-standing fireplace & heat pumps with heat transfer system |
| Insulation    | Walls, ceiling, floor                                          |
| Windows       | Aluminium                                                      |
| Water heating | Electric & wetback                                             |



## Construction

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|            |             |
|------------|-------------|
| Year built | 2000 - 2009 |
| Exterior   | Brick       |
| Roof       | Tin Tile    |

## 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

[illegible]

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**

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