

# Batten Group



Proudly presents

**3 Rimu Street,  
Levin 5510**

# Welcome

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3 Rimu Street, Levin

# Low Maintenance Living With Double Garage

 731 m<sup>2</sup>  111 m<sup>2</sup>  3  1  2  2

MOVE-IN READY! Summer is near and the covered north-facing entertainment space off the conservatory is ready for BBQs and entertainment fun. The lounge is connected to the conservatory and offers its own entry from the front, and out to the rear through a ranch slider. An open plan kitchen adjoins the dining room, allowing for the cook to be part of the party. It is sure to please with a breakfast bar and a bay window. The large pantry has a hot point and a light.

There is a gas fireplace for ambiance and a heat pump for easy heating or cooling in the lounge, and flows seamlessly to the conservatory.

Three good size bedrooms, separate bathroom including toilet.

Dux Quest plumbing has been removed, burglar alarm, gas hot water, removable clothesline, Fibre, insulated ceiling and quality curtains throughout in a neutral palette.

The spacious double garage has an auto door, long workbench, running cold water in 2 areas and its own burglar alarm (unused). There is a separate door to the small studio - perfect for that home business or occasional guest.

Plenty of off-street parking for the camper/caravan is a bonus, as is the covered potting space at the rear of the yard. The fully fenced rear yard provides a safe space for children and pets. It also has access should you wish to take a trailer through.

Grab this opportunity to purchase as the vendors are selling for less than they purchased and would love you to be settled early in the new year - ready for school. This home is zoned for Fairfield school.

Call me to view at a time convenient to you!

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 donna@battengroup.nz

 battengroup.nz

# Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



## Legals

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Land area	731 m <sup>2</sup>
Floor area	111 m <sup>2</sup>
Tenure	Freehold
Rateable value	\$560,000
Land value	\$315,000
Improvements value	\$245,000
Horowhenua District Council Rates	\$4135.40
Horizons Regional Council Rates	\$408.21



## Energy

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Heating Insulation	Heat pump & gas fire
Windows	Roof
Water heating	Aluminium
	Gas



## Construction

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Year built	1980-89
Exterior	Fibre cement
Roof	Decramastic tiles



# Donna Batten

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✉ 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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