

# Batten Group



Broddy presents

69 Bartholomew Road  
Levin 5510



# Welcome



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69 Bartholomew Road, Levin

# Neat, Tidy & Right Where You Want to Be

 838 m<sup>2</sup>  77 m<sup>2</sup>  2  1  4  1

Set opposite the school and just a short stroll to town, this neat and tidy home is all about easy living in a super-convenient location.


Inside, the home feels fresh and welcoming with new carpet underfoot and a neutral palette that's ready for you to move straight in. The living spaces are cosy yet practical, while the kitchen and dining area open beautifully to the outdoors – perfect for summer BBQs, family meals, or simply enjoying the established garden setting.


The kitchen is functional and light-filled, flowing seamlessly into the dining area and out to the private backyard. Whether you're entertaining friends or keeping an eye on the kids, this layout works effortlessly.


Outside, the property really shines. Surrounded by established gardens, it offers a private, peaceful feel while still being right in the heart of Levin. Car enthusiasts, tradies, or those needing extra storage will love the generous four-car garaging – a real bonus this close to town.

With the school just across the road, town amenities nearby, and everything presented clean, tidy, and well cared for, this is a home that ticks the boxes for families, retirees, or anyone wanting convenience without compromise.

Available for viewing throughout the holiday season. Call Donna on 021 066 8273.

 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	838 m <sup>2</sup>
Floor area	77 m <sup>2</sup>
Tenure	Freehold
Rateable value	\$480,000
Land value	\$350,000
Improvements value	\$130,000
Horowhenua District Council Rates	\$4,183.40
Horizons Regional Council Rates	\$375.41



## Energy

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Heating	Heat pump & Wood burner
Insulation	Ceiling & underfloor
Windows	Timber
Water heating	Electric



## Construction

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Year built	1950-1959
Exterior	Fibre cement
Roof	Iron

## What do you love about this home?

- |  |   |
|--|---|
| <input type="checkbox"/> Ticks most of my boxes. | <input type="checkbox"/> I love the lounge.       |
| <input type="checkbox"/> I love the kitchen.     | <input type="checkbox"/> I love the garaging.     |
| <input type="checkbox"/> I love the bathroom.    | <input type="checkbox"/> I want to make an offer. |

# Notes

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.

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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