

# Batten Group



Proudly presents

**24 Ferguson Street,  
Levin 5510**

# Welcome



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24 Ferguson Street, Levin

# Fully Updated, Studio + Double Garage, Indoor –Outdoor Living

 733 m<sup>2</sup>  90 m<sup>2</sup>  2  1  2  1

If you're looking for a home that's been done right, this one delivers. Updated inside and out and packed with extras, this tidy two-bedroom home offers comfort, flexibility, and fantastic outdoor living in a fully fenced setting.

Step inside and enjoy a fresh, modern interior where the lounge flows seamlessly outdoors — perfect for entertaining or relaxed everyday living. The master bedroom also opens directly outside, giving you a peaceful retreat with easy access to the backyard.

Outside is where this property really shines. The fully fenced rear yard features a gazebo for hosting friends or unwinding in the shade, plus two large garden sheds providing excellent storage.

The double garage is carpeted and spacious, ideal for vehicles, a workshop, or hobbies. Adjoining the garage is a furnished studio, offering a versatile space for working from home, guests, creative projects, or extra income potential.

This is an ideal option for downsizers, couples, or anyone wanting a low-maintenance home with extra space and flexibility.

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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	733 m <sup>2</sup>
Floor area	90 m <sup>2</sup>
Tenure	Freehold
Rateable value	\$560,000
Land value	\$290,000
Improvements value	\$270,000
Horowhenua District Council Rates	\$4,059.40
Horizons Regional Council Rates	\$408.21



## Energy

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Heating	Heatpump
Insulation	Ceiling
Windows	Aluminium, partial double glazing, and timber
Water heating	Gas Infinity System



## Construction

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Year built	1960-1969
Exterior	Weatherboard
Roof	Painted iron



# Donna Batten

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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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