

Batten Group



Proudly presents
50 Winchester Street,
Levin 5510

Welcome



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50 Winchester Street, Levin

Brick Winner On Winchester

 335 m²  120 m²  2  1  1  1

Nestled on Winchester Street in Levin, this low-maintenance, brick, 2-bedroom, 1-bathroom home offers a perfect blend of comfort and convenience.

Step inside to discover a well-maintained interior featuring two double bedrooms, a spacious bathroom with bath and shower, and open-plan kitchen and dining area. The living space features a built-in corner window seat, perfect for relaxing in the sun. Step outside to discover the fully-fenced, sheltered courtyard - the ideal place to dine or relax. With a secure internal-access garage, this home caters to practical and secure living needs.

Enjoy the quiet surroundings and proximity to local amenities that make this property a practical choice. Secure this comfortable home, including HRV and heat pump, offering a comfortable lifestyle in a desirable location.



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G allery



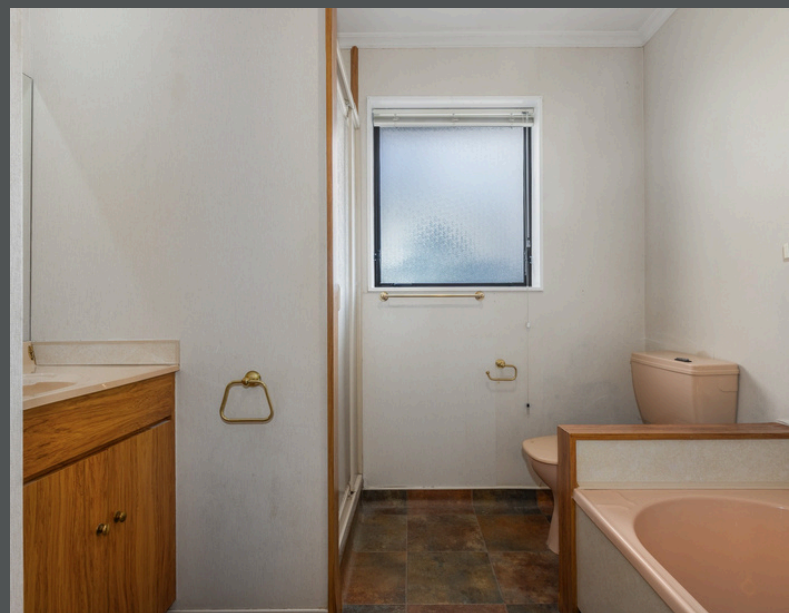
1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



Legals

Land area	335 m2
Floor area	120 m2
Tenure	Freehold
Rateable value	\$450,000
Land value	\$170,000
Improvements value	\$3,749.30
Horowhenua District Council Rates	\$280,000
Horizons Regional Council Rates	\$387.71



Energy

Heating	Heatpump
Insulation	Walls and roof
Windows	Alu m in iu m
Water heating	Gas



Construction

Year built	1980-89
Exterior	Br ic k
Roof	Decramastic tiles

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 ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

You miss 100% of the offers that you never make.

Batten Group

Donna Batten



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Buying a home is a big decision and you deserve great advice, honest conversations, and someone who genuinely has your best interests at heart. That's me.

I'm known for my integrity and professional approach, I'm the agent who goes the extra mile. I'm caring, approachable, and always happy to help – always taking the time to understand what you're looking for and what matters most to you.

I've lived in Levin for almost 20 years – 7 of them in real estate – so I have in-depth knowledge of both the area and the market, which means you'll get clear, informed guidance every step of the way. No pressure, no jargon – just practical advice, to help you into your new home.

Real estate is my passion and more than just a transaction – it's about understanding you, your hopes and dreams, and then helping you build that bright future.

Whether you're buying your first home, upsizing, downsizing, or investing, I'm committed to making the process smooth, stress-free, and positive. I'm honest, reliable, and genuinely invested in helping you find not just a house, but the right home for you.

"Donna was an excellent agent to deal with. Always available to answer our questions and nothing was ever a problem." Sam and Amy

"Donna is AMAZING! Donna always ensured that everything went smoothly with excellent communication and advice, making our experience stress-free!" Lisita & Sati

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260 Oxford Street, Levin, 5510

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