

Batten Group



Proudly presents

**74 Koputara Road,
Himatangi**

Welcome



74 Koputara Road, Himatangi

Big Vision Required – Beach Opportunity at Himatangi

 809 m²  160 m²  4  2  1  1

74 Koputara Road is not for the faint-hearted — but for the right buyer, this could be something special. Moved to site in 2 pieces in the 1980s this home has been loved but neglected and requires your attention. A speedy settlement is the vendor's preference.

Positioned on a rise at Himatangi Beach, this substantial home offers 4 bedrooms and two lounges with a separate kitchen with a lounge at the front and rear of the home. Think space, flexibility, and serious potential.

Inside you'll find:

- Two double bedrooms
- A bunk room plus a office or 4th bedroom
- Large bathroom with shower and corner bath
- Separate toilet
- Rear sunroom with its own separate shower and toilet

A building inspection has already been completed to assess the bones of the property.

Imagine your new asset after a minimum of;


A new roof on both the house and garage to make them watertight. The remediation of long-term water leakage into the home and visible areas of exterior rot, including some window frames. With the approximate repair pricing is available within the information pack we hope to bring you and your team the ability to see a diamond in the rough.


This property is being sold AS IS, WHERE IS.


The property has its own septic tank.

This is a great opportunity for a savvy tradie, builder, or experienced DIY renovator who can see beyond the current condition to unlock the potential.

Viewings are strictly by appointment only and limited to small groups. If you want upside and you know what you're doing — this is it.

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Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



Legals

| | |
|-----------------------------------|--------------------|
| Land area | 809 m ² |
| Floor area | 160 m ² |
| Tenure | Freehold |
| Rateable value | 545000 |
| Land value | 260000 |
| Improvements value | 285000 |
| Horowhenua District Council Rates | 2463.61 |
| Horizons Regional Council Rates | 437.81 |



Energy



Construction

| | |
|------------|--------------|
| Year built | 1920-29 |
| Exterior | Weatherboard |
| Roof | Iron |

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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