

Batten Group



Proudly presents

**231 Hokio Sand Road,
Levin 5510**

Welcome



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231 Hokio Sand Road, Levin

Country Calm, Minutes to Levin

 2985 m²  88 m²  3  1  2  1

Welcome to 231 Hokio Sand Road – where you get the peace of rural living without losing easy access to town. Just a short drive back to the highway or into Levin, this cosy three-bedroom home (or two plus a dedicated work-from-home office) offers space, privacy and potential.

Step inside to an updated kitchen that feels fresh and functional, complete with a bay window framing those beautiful outlooks. Whether it's your morning coffee or evening unwind, the views remind you why living on the edge of town just feels better.

The private decking is a real highlight – sheltered and peaceful, ideal for entertaining or simply enjoying the quiet. There's still room to add your own touches and make it uniquely yours.

Outside, the double garage with auto door gives you security and storage, while the recently completed concreting means you're move-in ready. The fenced-off southern area is a blank canvas — bring the boat, the trailer, the motorbikes... there's room for it all. And if you've been thinking about adding a cabin for extended family or extra freedom, the space is here.

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 battengroup.nz

Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



Legals

Land area	2985 m ²
Floor area	88 m ²
Tenure	Freehold
Rateable value	\$580,000
Land value	\$290,000
Improvements value	\$290,000
Horowhenua District Council Rates	\$3054.10
Horizons Regional Council Rates	\$377.54



Energy

Heating	Wood burner
Insulation	Ceiling
Windows	Timber & aluminium single glazed
Water heating	Gas Infinity System



Construction

Year built	1960-1969
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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260 Oxford Street, Levin 5510

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