

Batten Group



Proudly presents

**85 Florida Road,
Muhunoa East**

Welcome



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85 Florida Road, Muhunua East

Family Living, Views, Versatility, & Lifestyle

 2387 m²  156 m²  4  2  6

Welcome to 85 Florida Road — a true destination property where privacy, views, and flexibility come together.

This beautifully updated two-storey home captures stunning outlooks from almost every window. The heart of the home is the spacious kitchen, offering generous bench space and seamless connection to the dining area so the chef is always part of the conversation. The north-facing lounge is warm and inviting, with room for everyone and effortless flow to the expansive deck — perfect for long Levin evenings and entertaining with the hills as your backdrop.

Downstairs, the kitchen and three bedrooms feature double glazing for added comfort. A modern bathroom, separate toilet, and functional laundry make daily life easy and practical. Heating is well covered with a wood burner, HRV system, and heat transfer to three bedrooms and the kitchen — keeping the whole home cosy year-round. New carpet (2019) and quality window furnishings (2025) add the finishing touch. These are just some of the updates, you are really spoilt for low maintenance living.

But this is where it gets exciting, you have:

- Two double garages (Green and Silver)
- Another garage with office and open-plan one-bedroom dwelling with bathroom and kitchenette

Whether it's multi-generational living, a home business, Airbnb potential, or rental income — the options here are real and ready.

The water supply is boosted with an additional tank and UV steriliser system, supporting your established orchard and grounds. Mature gardens and bush walks create your own slice of paradise — peaceful, private, and beautifully established. The loop driveway makes access effortless and adds to the feeling of arrival.

This is secure, spacious, self-sufficient living just minutes from town.

And here's the key — the vendors have found their next home. Time is of the essence. Secure your family's future on Florida.

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Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



Legals

Land area	2387 m ²
Floor area	156 m ²
Tenure	Freehold
Rateable value	\$730,000
Land value	\$310,000
Improvements value	\$420,000
Horowhenua District Council Rates	\$3,678.60
Horizons Regional Council Rates	\$466.79



Energy

Heating	Woodburner and Heat transfer system
Windows	Aluminium and double glazing
Water heating	Electric; one for house and one for studio



Construction

Year built	1960-1969
Exterior	Hardiplank
Roof	Decramastic tiles

What do you love about this home?

- | | |
|--|---|
| ☐ Ticks most of my boxes. | ☐ I love the lounge. |
| ☐ I love the kitchen. | ☐ I love the garaging. |
| ☐ I love the bathroom. | ☐ I want to make an offer. |

Notes

This image shows a single sheet of white paper with horizontal 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.

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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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