

Batten Group



Proudly presents

**38 Duke Street,
Levin 5510**

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38 Duke Street, Levin

Easy Living Starts Here


 363 m²  130 m²  3  1  1  1


Constructed in low-maintenance brick and positioned in Levin's popular north-west, this easy-care property offers comfort, convenience and lock-up-and-leave living. The North facing open-plan kitchen features a pantry and entertainment island, flowing effortlessly through the dining and living areas to a sunny patio - the perfect spot for your morning coffee or a quiet evening outdoors.


Three double bedrooms provide space for family, guests or working from home, while the practical layout includes a separate toilet and a family bathroom complete with shower, bath and vanity. Internal access garaging housing the laundry, full fencing, established gardens, decorative stone landscaping and just enough lawn to enjoy without the upkeep complete the package.

Conveniently located close to town, this is a home where you can simply move in and start enjoying life from day one. Whether you're downsizing, investing, purchasing your first home, or seeking an easy-care lifestyle, this property offers a smart and comfortable choice.

Purchased only a few months ago, this home wasn't expected to return to the market so soon. However, an unexpected relocation to be closer to family has created an opportunity for a new owner to secure this well-presented home creating genuine motivation and a Deadline Sale. If you've been waiting for a tidy, low-maintenance home in a convenient location, now is the time to act. Phone Donna 021 066 8273 to view. Say Yes To This Address.

 021 066 8273

 donna@battengroup.nz

 battengroup.nz

Gallery





Legals

Land area	363 m ²
Floor area	130 m ²
Rateable value	\$550,000
Land value	\$180,000
Improvements value	\$370,000
Horowhenua District Council Rates	\$3,844.80
Horizons Regional Council Rates	\$432.81



Energy

Heating	Heat pump
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Construction

Year built	2000-2009
Exterior	Brick
Roof	Iron

Donna Batten

☎ 021 066 8273

✉ donna@battengroup.nz

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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