

Batten Group



Proudly presents

**52A Winchester Street,
Levin 5510**

Welcome



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52A Winchester Street, Levin

Private, Practical And Ready For Its Next Owners.

 792 m²  110 m²  3  1  2  1

Quietly positioned down the driveway, this home offers comfortable, easy living with plenty of space inside and out. Tidy, well cared for and move-in ready, this is an opportunity as a first home, next home or investment property.

The separate kitchen and dining room provides generous bench space and a double pantry. The dining room has window seating and storage underneath. The spacious separate lounge is ideal for relaxing with family and friends and is kept comfortable year-round by a heat pump.

An adjoining sunroom provides a versatile extra space—perfect as a hobby room, reading retreat or peaceful spot to enjoy the sun. A ranch slider opens directly to the flat rear yard, creating an easy connection between indoor and outdoor living.

Down the hallway, you will find the family bathroom and three double bedrooms, all offering good wardrobe storage.

Outside, the carport allows you to pull up conveniently close to the back door, along with a separate laundry, while the double garage provides plenty of room for vehicles, hobbies and toys. The storage room behind adds even more practical space.

Green fingers will appreciate the glasshouse and the blank-canvas garden in the rear yard ready for you to create your own outdoor haven—or get those Christmas vegetables underway. The front yard has several established fruit trees.

This home features gas infinity hot water and three screen doors for summer breeze and security.

With plenty of off-street parking, privacy from the road, and a convenient location close to schools and Levin township, this is an easy home to settle into and enjoy from day one.

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 battengroup.nz

Gallery





Legals

Land area	792 m ²
Floor area	110 m ²
Rateable value	\$470,000
Land value	\$265,000
Improvements value	\$205,000
Horowhenua District Council Rates	\$4,393.01
Horizons Regional Council Rates	\$415.24



Energy

Heating	Heat pump
Insulation	Ceiling & Underfloor
Water heating	Mains Gas



Construction

Year built	1970-79
Exterior	Weatherboard
Roof	Iron

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

[illegible]

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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260 Oxford Street, Levin 5510

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