

# Batten Group



Proudly presents

**9 Catherine Lane,  
Levin 5510**

# Welcome



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9 Catherine Lane, Levin

# Brand New, Low Maintenance & Ready to Enjoy

 214 m<sup>2</sup>  104 m<sup>2</sup>  2  1  1  1

Looking for a brand-new home without the hassle of building? Welcome to 9 Catherine Lane, Levin – a stylish, low-maintenance home designed for easy, comfortable living.

Set amongst other quality homes, this newly completed property offers modern finishes, effortless indoor-outdoor living and a fully fenced section, making it perfect for first-home buyers, downsizers, retirees, professionals.

## Features You Will Love;

- \* Brand-new, low-maintenance home with 10 year builder warranty
- \* Keyless entry pad at the front door
- \* Open-plan kitchen, dining & living
- \* Heat pump for year-round comfort
- \* Modern kitchen with dishwasher & Insinkerator, Microwave cavity
- \* Two double bedrooms
- \* Spacious bathroom with large shower & vanity. Heated towel rail
- \* Excellent storage throughout - double linen cupboard
- \* Internal-access garage housing the laundry. Garage carpeted
- \* Private patio with great indoor-outdoor flow. Easy care landscaping
- \* Fully fenced, easy-care section. External electric hot water cylinder
- \* Close to the dog park & town amenities

Move in, unpack and start enjoying everything this easy-care home has to offer.

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 battengroup.nz

# Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



## Legals

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|                                   |                    |
|-----------------------------------|--------------------|
| Land area                         | 214 m <sup>2</sup> |
| Floor area                        | 104 m <sup>2</sup> |
| Tenure                            | Freehold           |
| Land value                        | \$140,000.00       |
| Horowhenua District Council Rates | \$2,592.71         |
| Horizons Regional Council Rates   | \$255.16           |



## Energy

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|               |                         |
|---------------|-------------------------|
| Heating       | Heatpump                |
| Insulation    | Walls and ceiling       |
| Windows       | Aluminium double glazed |
| Water heating | Electric                |



## Construction

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|            |          |
|------------|----------|
| Year built | 2026     |
| Exterior   | Brick    |
| Roof       | Tin Tile |

## 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 blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.

You miss 100% of the offers that you never make.

# Batten Group

# 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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