

Batten Group



Proudly presents

**30A Graham Street,
Levin 5510**

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30A Graham Street, Levin

Near New, High-End Living

 484 m²  162 m²  3  2  2  1

This beautifully finished home, only 15 months old, delivers modern, high-end living with an emphasis on comfort, quality and ease. The stylish kitchen sits at the heart of the home, with a generous breakfast bar, gas cooking hob and an easy connection through the open-plan dining and living areas.

Step outside to the privately positioned covered patio, creating a fantastic extension of the living space and a sheltered spot to entertain, dine or simply relax year-round. There are three bedrooms including a master bedroom with ensuite and sliding door to the private rear yard. Both bathrooms, feature ceramic wet-floor showers – a quality finish that also provides excellent ease of access.

The double garage with internal access incorporates the laundry, keeping everything practical and neatly tucked away, while gas bottle hot water & a heat pump in the lounge adds to everyday convenience. With the remainder of the 10 year build warranty still in place, this is an opportunity to enjoy all the benefits of a near-new home without the build process.

High-end, easy-care and beautifully finished, Horowhenua College School zoned and close to town amenities – 30A Graham Street is ready to impress. Seize the opportunity here, my vendors are relocating.

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Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



Legals

Land area	484 m ²
Floor area	162 m ²
Tenure	Freehold
Rateable value	\$700,000
Land value	\$185,000
Improvements value	\$515,000
Horowhenua District Council Rates	\$3274.85
Horizons Regional Council Rates	\$526.81



Energy

Heating	Heatpump
Insulation	Ceiling plus new build requirements
Windows	Double glazed
Water heating	Gas



Construction

Year built	2020's
Exterior	Brick
Roof	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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260 Oxford Street, Levin 5510

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