

Batten Group



Proudly presents

**2 Byrd Street,
Levin 5510**

Welcome



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2 Byrd Street, Levin

Easy-Care Living in Fairfield

 610 m²  200 m²  4  2  2

Just metres from sought-after Fairfield School, this home delivers space, comfort and some impressive modern upgrades, all wrapped up in a low-maintenance brick home and easy-care section. A real standout is the German-technology PVC double glazing – a quality upgrade that, combined with the home's generous proportions, makes this a comfortable and practical choice for your next move. Arrive home to the convenience of a deep double internal-access garage, with direct entry into the kitchen – perfect for bringing in the groceries whatever the weather.

The layout is sure to please. The well-equipped kitchen features a double pantry, 1½ wall ovens, induction cooktop and insinkerator. Dining is separate but still wonderfully connected, creating a communal hub with access out to the covered north-facing patio and fully fenced garden – an easy spot to enjoy the sun, entertain or simply relax.

Off the dining area are two double bedrooms, along with a separate toilet and spacious family bathroom. There's another interesting dimension down the south side of the home, with separate access leading to a garden shed, glasshouse and seating area. Positioned alongside the kitchen's sliding servery windows, this gives you another entertaining space and may have you thinking about the possibilities the home's layout could offer. The generous lounge continues the indoor-outdoor connection, with stacker doors opening outside and allowing an easy flow through to the dining area.

Head upstairs and you'll find an impressively large master bedroom with relaxing views and an entire wall of wardrobe space. A semi-suite bathroom adds further convenience, while the smaller fourth bedroom is currently set up as an office – ideal for working from home or simply enjoying a dedicated study space.

Comfort is well covered with mains gas hot water, an electric gas heater in the lounge and an electric wall panel heater in the dining room. Updated carpet and downstairs hard flooring add to the list of improvements already completed.

Outside, there's just enough section to enjoy without spending every weekend maintaining it – established gardens, sunny spaces and room to potter, while still leaving plenty of time to sit back and enjoy your home.

My vendors are ready to downsize and retire out of town, creating the opportunity for someone new to enjoy the considerable care and investment they have put into this property. Modernisations of this calibre aren't always easy to find in a home of this era.

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Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



Legals

Land area	610 m ²
Floor area	200 m ²
Tenure	Freehold
Rateable value	\$690,000
Land value	\$240,000
Improvements value	\$450,000
Horowhenua District Council Rates	\$4512.43
Horizons Regional Council Rates	\$530.53



Energy

Windows	Double glazed
Water heating	Mains gas



Construction

Year built	1980's
Exterior	Brick
Roof	Decromastic

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 its 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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