

Batten Group



Proudly presents

**36 Whittaker Street,
Shannon 4821**

Welcome



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36 Whittaker Street, Shannon

A Great Place to Start

 971 m²  97 m²  3  1  1

If you're looking for a first home, next home or investment property with plenty on offer, this is the home for you.

The kitchen flows easily through to the dining and generous lounge, creating one good-sized living space for everyday life. From here, step out to the sunny patio – a great spot for morning coffee or relaxing at the end of the day.

There are three double bedrooms, a spacious bathroom, separate toilet and a good-sized laundry. Double glazing throughout, along with a heat pump, wood burner and DVS system, will keep you comfortable through the seasons.

Outside there's plenty of room too. The section is fully fenced front and rear, with lawn space for the children, pets or toys, a small garden shed and generous garaging with loads of room for vehicles, hobbies or extra storage.

Handy for commuting and with easy access back to State Highway 1, this is a practical home with a lot going for it.

A great first-home option – come and see it for yourself, my vendors have enjoyed their time here, now a relocation gives you the opportunity to come and enjoy this home.

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Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



Legals

Land area	971 m ²
Floor area	97 m ²
Tenure	Freehold
Rateable value	410,000.0
Land value	175,000.0
Improvements value	235,000.0
Horowhenua District Council Rates	4,023.44
Horizons Regional Council Rates	398.90



Energy

Heating	Heatpump, Woodburner, DVS System
Insulation	Roof & underfloor including vapour barrier
Windows	Double glazed
Water heating	Electric



Construction

Year built	1950's
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

This image shows a single sheet of white paper with horizontal blue 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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