

Batten Group



Proudly presents
**1097 Queen Street East,
Levin 5571**

Welcome



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1097 Queen Street East, Levin

Made For Living. Built For Life

 5288 m²  473 m²  7  5  3  2

From the moment you arrive, 1097 Queen Street East makes an impression. The sweeping driveway entrance is just the beginning of something you'll be proud to call your own.

Subtly sophisticated, this substantial concrete-constructed home was completed in 2014, thoughtfully designed with space, quality and everyday practicality in mind.

From the impressive 2.2-metre-high internal doors to the generous proportions throughout, this is a home where quality, comfort and practicality have been considered at every turn.

Seven bedrooms, two beautifully tiled ensuites, three additional bathrooms, an office, sewing room and a separate toy or music room provide exceptional flexibility for larger families, multigenerational living or those who love to entertain.

The layout is particularly clever. At one end, the heart of the home offers generous living and entertaining spaces, a well-appointed kitchen with a large scullery, and the warmth and ambience of an indoor fireplace. Step outside and the outdoor fireplace extends your entertaining options throughout the seasons.

The bedrooms occupy the middle of the home, while the laundry, utility room and substantial triple garaging are positioned at the other end.

Comfort has certainly not been overlooked. Underfloor heating throughout the entire home, ducted air conditioning and town water supply are just some of the features that set this property apart. Storage is equally well considered, with numerous cupboards and a walk-in linen cupboard.

Outside, the spacious yet low-maintenance grounds offer room to relax and entertain, with that wonderful sense of country living while remaining close to Levin township, the hills and main highway connections.

Unpack, settle in and start enjoying everything this property has to offer.

Start writing that housewarming guest list. There's room for everyone and many happy years ahead at 1097 Queen Street East.

Call me today to arrange your private viewing.

 021 066 8273

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 battengroup.nz

Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom



Legals

Land area	5288 m ²
Floor area	473 m ²
Tenure	Freehold
Rateable value	1,870,000.00
Land value	415,000.00
Improvements value	1,455,000.00
Horowhenua District Council Rates	4,249.09
Horizons Regional Council Rates	947.07



Energy

Heating	Heatpump
Insulation	Walls and roof
Windows	Aluminium Double Glazed
Water heating	Electric



Construction

Year built	2014
Exterior	Concrete
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

[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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