

Batten Group

Proudly presents

38A Duke Street, Levin 5510

Welcome



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38A Duke Street, Levin

Easy Care. Sunny. Secure. Yours.

284 m^2 127 3 1 1

Whether you're looking for your next home or somewhere to settle for years to come, this inviting brick home offers the comfort, convenience and easy-care lifestyle that makes everyday living a pleasure.

Tucked away in a private setting in Levin's north-west, this home is one of three similarly designed properties, offering a welcoming sense of community while maintaining your own private space.

The sunny, open-plan kitchen, dining and living areas bring everyone together, with effortless indoor-outdoor flow to a north-facing courtyard. Whether it's your morning coffee, an afternoon in the sunshine or entertaining friends, this is a space you'll enjoy throughout the seasons.

Two double bedrooms, both with double wardrobes, provide comfortable accommodation, while a versatile third room offers the flexibility of a home office, hobby room or creative space. A separate bathroom and toilet add everyday practicality. Enjoy electric hot water and a heat pump for year round comfort.

Internal-access garaging plus a security alarm. Brick construction and low-maintenance outdoor areas complete the picture, giving you more time to enjoy life and less time spent on upkeep.

Perfect for those seeking a manageable home without compromising on comfort, privacy or location. Simply move in before Christmas, settle down and enjoy the freedom of easy-care living.

Your next chapter could start right here. Come and see how well this home could suit you.

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Gallery



1 Kitchen



2 Living Area



3 Bedroom



4 Bathroom

Legals

Land area	284 m^2
Floor area	127
Tenure	Freehold
Rateable value	475,000.0
Land value	155,000.0
Improvements value	320,000.0
Horowhenua District Council Rates	4,014.83
Horizons Regional Council Rates	417.67

Energy

Heating	Heat pump
Insulation	Ceiling
Windows	Single Glazed
Water heating	Electric

Construction

Year built	2000's
Exterior	Brick
Roof	Iron Roof

What do you love about this home?

- [ ] Ticks most of my boxes.
- [ ] I love the kitchen.
- [ ] I love the bathroom.
- [ ] I love the lounge.
- [ ] I love the garaging.
- [ ] I want to make an offer.

Notes

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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