



**36 Burn Street, Levin**

Listing ID CAP10283

**AUCTION**

Auction On-site, 36 Burn Street, Levin (Unless sold prior) 21st March 12:00pm

3
 4
 2
 4
 977m<sup>2</sup>
 190m<sup>2</sup>

**Historic Villa | 1910s Charm Meets Modern Comfort!**

3 bedrooms including master suite with ensuite & walk-in wardrobe

Open-plan kitchen, dining & living area

Additional sitting room, for quiet retreat

Sun-drenched deck for entertaining

Double garage with a bar & workspace

Established garden with mini orchard & BBQ area

Experience the perfect blend of old-world character and today's conveniences in this enchanting property.

3 Bedroom House, Year Built 1910

**Legal** Horowhenua District, Zoning Residential 9A, Rateable Value \$650,000.00 as at 2026, Title Freehold , Rates \$4,385.30 pa, CT/RT WN14C/921, DP 41694, Lot 1

**Land area** 977 sqm approx

**Floor area** 190 sqm approx

**Chattels** Carpets/FFC, Curtains/Drapes, Dishwasher, Heat pump, Heated Towel Rail, Light Fittings, Rangehood, Stove, Additional Chattels Infinity hot-water, Garage door remote x3, DVS ventilation system.

**Interior** 2 Bathroom, 1 Separate Toilet, 1 Combined Bath/Toilet, 1 Ensuite, Insulated, Combined Kitchen, Separate Dining, 1 Dining Room, Fixed floor coverings, Vinyl, Heat Pump, Single glazing, Wooden Joinery, Designer Kitchen, Separate Laundry, Open Plan Living, Separate Living Room, Workshop, Gas Stove - Reticulated, Polished Floors, Walk-in Wardrobe, Air Conditioning, Fibre Internet, LED Lighting

**Exterior** Concrete Base, Wooden Base, Weatherboard Cladding, Fully Fenced, Single Storey, Street Frontage, Level Land Contour, Level With Road, Iron Roof, Colorsteel Roof, Mains Sewerage, Urban Outlook, Town Water Supply, Decking, BBQ Area, Re-piled and levelled, mixture of timber and concrete, 18months ago.

**Amenities** Facilities - Shared Swimming Pool, Shared Spa, Shared Gym, Shared Sauna, Schools - Fairfield School (In zone), Waiopehu College (Not zoned), Horowhenua College (Not zoned), Close to Schools, Shops - MacArthur Street Store, Levin Shopping

Parking Centre, Close to Shops, Transport - Levin Railway Station, Daily Bus service to Wellington, Close to Transport  
2 Car Garaging, 4 Off-Street, Lockup

Prepared by Nu Taramai

**Nu Taramai**  
Licensed Salesperson & Awarded Auctioneer

