



## 6 Grenville Street, Levin

### Well-Presented & Warm – Family Living Close to Town!

Set on a perfectly sized 683m<sup>2</sup> section, this double-glazed, single-level home offers practical comfort and a peaceful setting just moments from local schools and the town centre. Neat, tidy and ready to enjoy, there's also room to add your own touch and make it truly yours.

#### Main Features:

- Built in 1962, four bedroom home
- Sunny kitchen & dining area with great indoor-outdoor flow
- Separate lounge with fireplace & ceiling fan
- Modern family bathroom with stylish black details
- Large separate garage, vegetable patch & handy ramp access

#### Rates information

- Valuation Reference: 15050/26000
- Rateable Valuation: RV \$480,000
- Rates (Current District Rates \$3,595.22+ Horizons Regional \$356.33 = \$3,951.55. **Proposed increases 1 July 2025 \$4,045.45+\$397.13=\$4,442.58**

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#### Floor/ Land Size

**Floor:** 95m<sup>2</sup>

**Land:** 683m<sup>2</sup>

**Enquiries Over \$475,000**

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