



14 Batt Street, West End

Rare Find, Exceptional Location, Private Oasis!

Be prepared to be surprised!

Positioned on one of Palmerston North's most prestigious and tightly held tree-lined streets, this exceptional home presents a rare opportunity to secure an enviable lifestyle in a location that is simply second to none.

Leave the car at home and enjoy the convenience of being within easy walking distance to the city centre, Plaza Shopping Centre, supermarkets, Ongley Park, the Esplanade, Lido Aquatic Centre, and The Square. Families will also appreciate the zoning for some of Palmerston North's most sought-after schools, all within easy walking or cycling distance.

Custom-built in 2007, this one-of-a-kind home is constructed with Rockcote cavity system and has been thoughtfully designed to maximise natural light and all-day sunshine. The generous 277m² (more or less) single-level floor plan is fully wheelchair accessible, featuring wider doorways, seamless flow throughout, and a 2.5-metre stud height that enhances the sense of space and comfort.

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FOR SALE
By Negotiation

VIEW
Sun 21st Jun @ 1:15PM - 1:45PM

AGENTS
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AGENCY
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Manawatu (1994) Ltd

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

At the heart of the home is an impressive open-plan living zone, where the kitchen, dining, and family areas combine to create a superb space for everyday living and entertaining. A second separate formal lounge provides a peaceful retreat, complete with a gas fireplace. Both living areas enjoy effortless indoor-outdoor flow to multiple entertaining spaces.

Offering remarkable flexibility, the home features four generous double bedrooms plus a study or fifth bedroom. Two of the bedrooms open directly onto decking, while three well-appointed bathrooms, including two ensuites and a family bathroom with a wet-floor shower, cater effortlessly to families, guests, or multi-generational living. The versatile layout also lends itself to extended family accommodation, independent living, student accommodation, or Airbnb potential. Year-round comfort is assured with three heat pumps and a Moisture Master ventilation system.

Outside, the private rear section is a true sanctuary, with beautifully established gardens, abundant birdlife, and three separate decked entertaining areas that allow you to enjoy the sun throughout the day. A covered pergola with drop-down blinds and outdoor heating creates the perfect setting for year-round entertaining.

Large family size section, with plenty of room for children to play, space for a trampoline, or simply relaxing in your own private oasis. Fruit trees, multiple garden sheds, generous off-street parking, a large carport, room for a boat or trailer, and double-gate rear access add further appeal. Completing the package is a double internal-access garage with dedicated laundry facilities.

Properties that offer such an outstanding combination of premium location, modern construction, thoughtful design, single level, versatile living options, and a generous private setting rarely come to the market. This is a truly special opportunity to secure one of Palmerston North's most desirable lifestyle addresses.

Viewing by appointment only.

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MORE DETAILS

Property ID	WS2GFB
Property Type	House
House Size	277 m2
Land Area	1022 m2
Including	Toilets (3)
Licensed Real Estate Agents (REAA2008)	

Angela Martin 027 739 3370

Residential & Lifestyle Sales Specialist |
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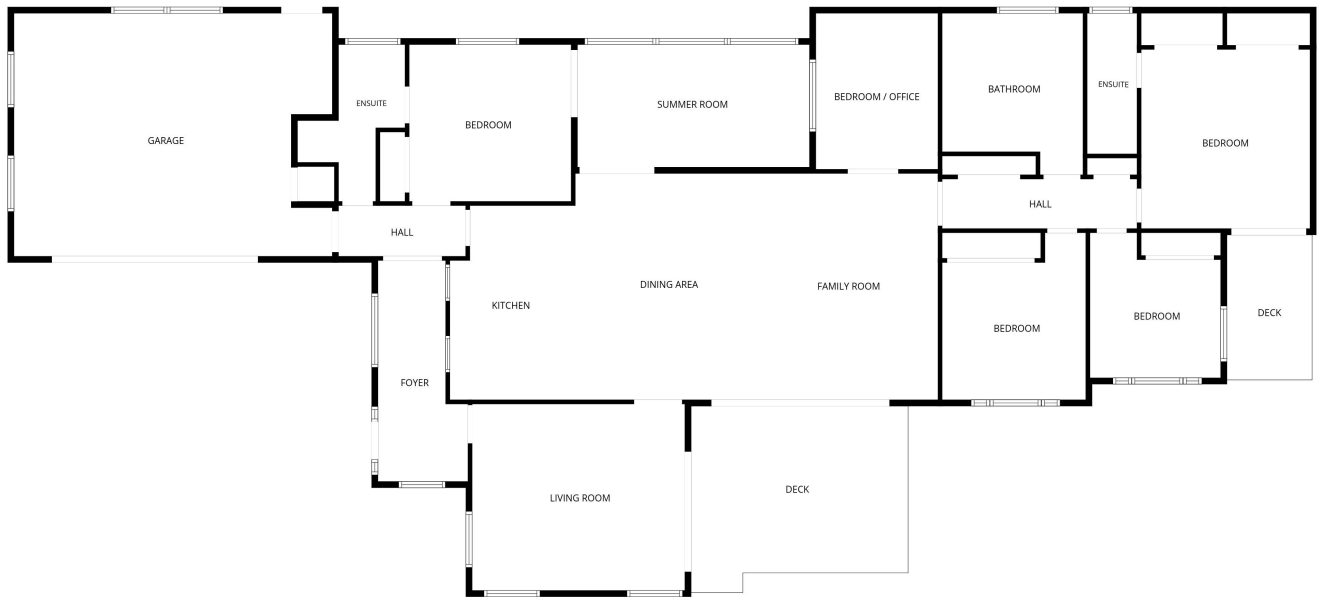
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