

PROPERTY BROCHURE



19 MILL ROAD, REGENT

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

19 MILL ROAD, REGENT

REFINED VILLA CHARM IN THE HEART OF REGENT...



1533
SQM



182
SQM



3+



2



2



3+

DEADLINE SALE
1PM, 26 NOVEMBER 2025 (UNLESS SOLD PRIOR)

In one of Whangārei's most admired villa rows, this superbly restored residence at 19 Mill Road captures the rare magic of old-world craftsmanship refined for modern living. Set back on a majestic 1,533sqm section, it's private, peaceful, and beautifully framed by mature trees and established gardens.

The home's elegance is immediate - its weatherboards gleaming white, the verandah inviting, and every line speaking to quality. Inside, two new bathrooms and a stunning contemporary kitchen showcase impeccable taste, marrying modern luxury with original villa charm. High ceilings, double glazed windows, and crisp vogue tones create a serene, warm and light-filled interior that feels both classic and current.



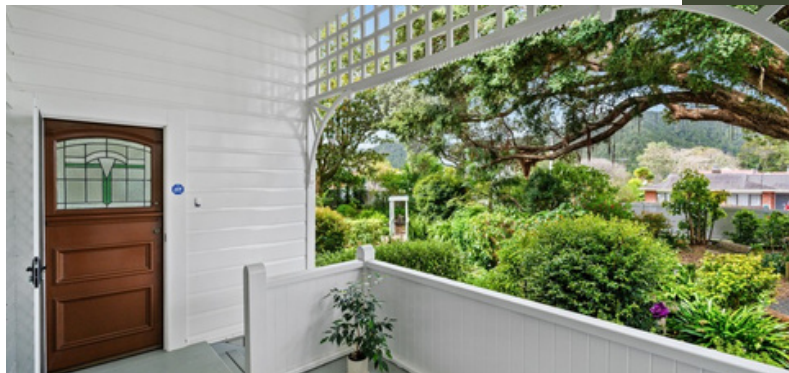
Two gracious living areas offer flexibility for formal and relaxed occasions, while French doors spill to sun-drenched decks and a superb covered outdoor space that invites year-round entertaining. A single-bay shed or workshop adds practicality, perfectly complementing the home's easy flow and lifestyle focus. Three generous bedrooms plus a fully renovated sleepout ensure versatility for family, guests, or work from home.

Tucked quietly within walking distance of the CBD, this is an exceptional home that balances heritage with sophistication - a rare find that's as beautiful in atmosphere as it is in design.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Part Allotment 2 Parish of Whangarei and Defined On Deposited Plan 24066 as shown on Certificate of Title NA813/80
CV	\$1,175,000
RATES	\$4,683.99
DATE BUILT	Body copy
ZONING	Medium density residential
BEDROOMS	3 + sleepout
BATHROOMS	2
LIVING AREAS	2 - family room/kitchen + formal lounge
KITCHEN	Approximately 3-years old
APPLIANCES	Smeg double oven, dishwasher, microwave, Asko rangehood, Smeg induction hob (Smeg fridge available by negotiation)
LAUNDRY	Large room at the rear of the kitchen
HEATING	Woodburner + 5x Noirot panel heaters throughout
PARKING	Triple carport + additional off-street parking
INSULATION	Underfloor, ceilings
WATER HEATING	Gas califont
SECURITY	Unmonitored
ROOF	Iron
JOINERY	Double glazed (2022) Leadlights on eastern side Timber window in front bedroom Louvers + timber in ensuite
CLADDING	Weatherboard
FLOORING	Timber - carpet, ceramic tiles
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre
CHATTELS	Light fittings, fixed floor coverings, blinds, drapes, clothesline, extractor fans x2, double oven (Smeg), induction/hob, rangehood (Asko), dishwasher, microwave, ceiling fan x1, DVS system, heated towel rails, fan heater x2, woodburner, security system (unmonitored), smoke detectors x2, garden shed, bathroom mirror, panel heaters (Noirot) x5

ADDITIONAL DETAILS



External features

- Fountain will be removed
- Covers for the deck were installed by The Outdoor Room Company
- Stormwater drain under the bridge at the front of the home has never flooded or been under water

Outbuildings

- Large shed converted from garage in 2024
- Sleepout off the back deck is fully insulated

Showers

- Showers were installed by Northern Tiles & Tilers. No Building Consent was sought for this work.

Trees

- Two trees at the front of the property and the Camphor tree on the neighbour's property are protected
- Branches (up to 200mm girth) may be trimmed once per year by a qualified arborist



DEADLINE SALE

How does a Deadline Sale work?

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

What is a multiple offer?

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

What does “unless sold prior” mean?

When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.

PHOTO GALLERY





“

French doors spill to sun-drenched decks and a superb covered outdoor space that invites year-round entertaining.

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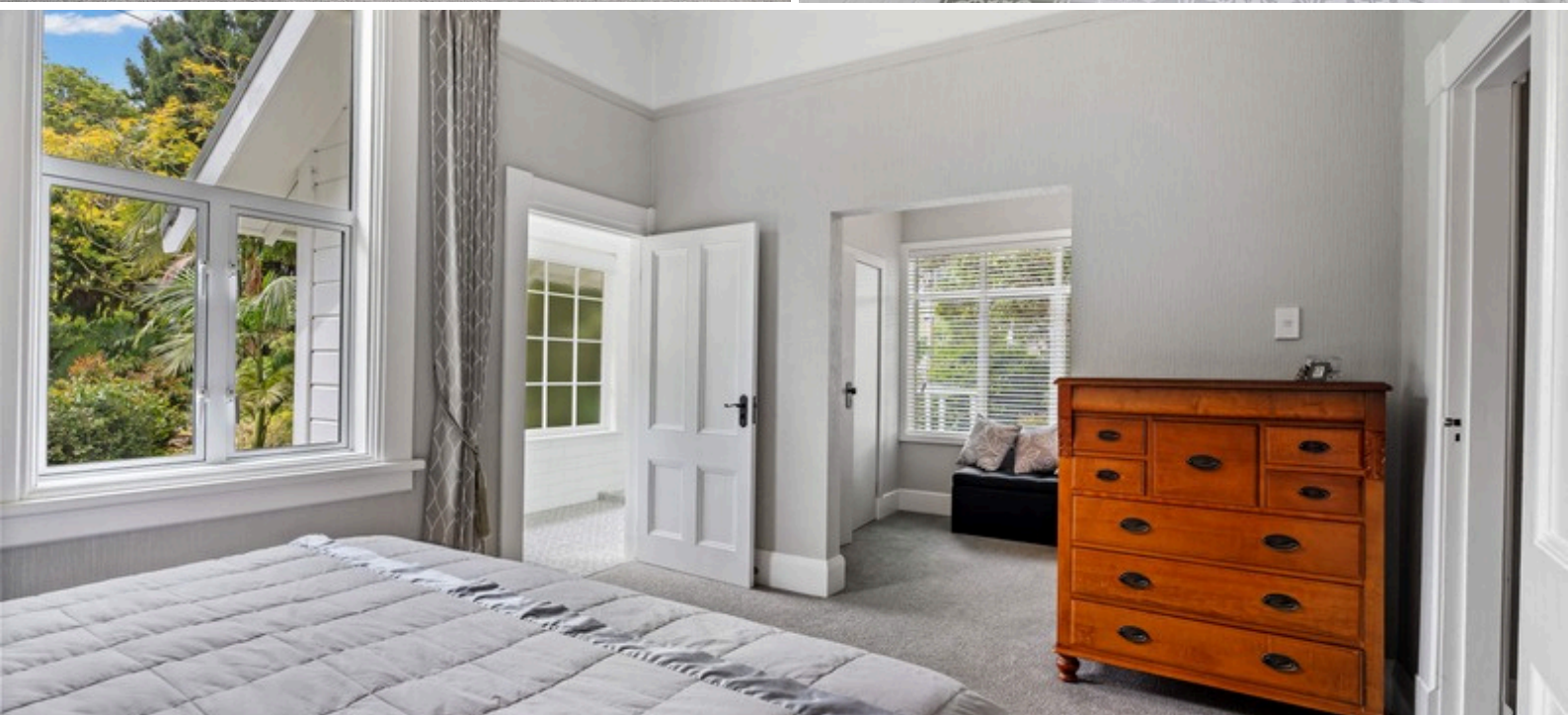
“

The home's elegance is immediate — its weatherboards gleaming white, the verandah inviting, and every line speaking to quality.

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BOUNDARY MAP



Boundary lines are indicative only

CERTIFICATE OF TITLE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



R. W. Muir
Registrar-General
of Land

Identifier NA813/80
Land Registration District North Auckland
Date Issued 21 February 1944

Prior References
NA524/217

Estate Fee Simple
Area 1533 square metres more or less
Legal Description Part Allotment 2 Parish of Whangarei and
Defined On Deposited Plan 24066

Registered Owners
Gary Alan Hassall and Sheila Hassall

Interests
11848104.3 Mortgage to ANZ Bank New Zealand Limited - 11.9.2020 at 2:12 pm



SUE MAICH & DAMIEN DAVIS

Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.

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