

PROPERTY BROCHURE



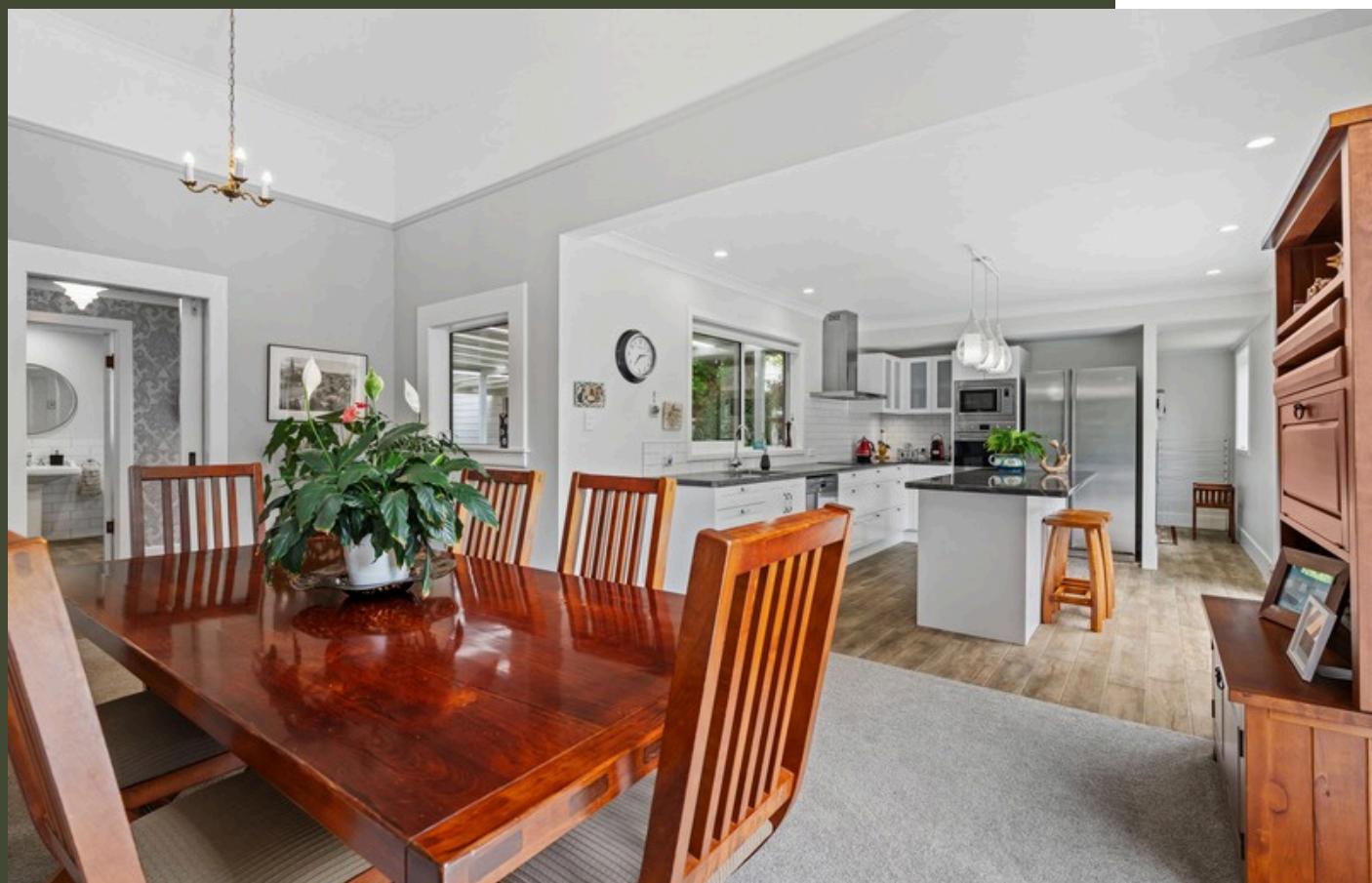
19 MILL ROAD, REGENT

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

19 MILL ROAD, REGENT

REFINED VILLA CHARM IN THE HEART OF REGENT...



1533
SQM

3+

2

2

3+

PRICE BY NEGOTIATION

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
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 Noiro panel heaters throughout
VENTILATION	DVS System installed
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 (Noiro) 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

PHOTO GALLERY





“

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

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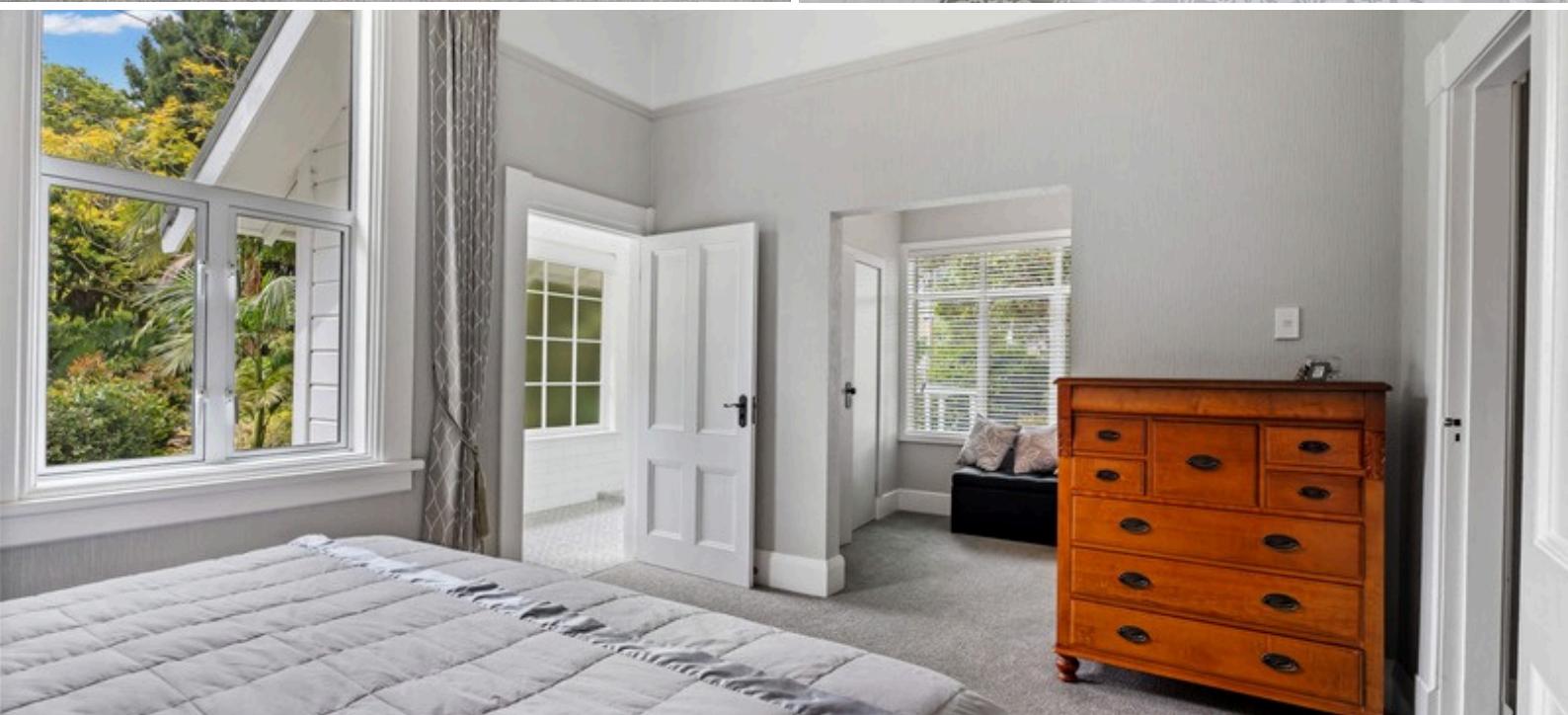
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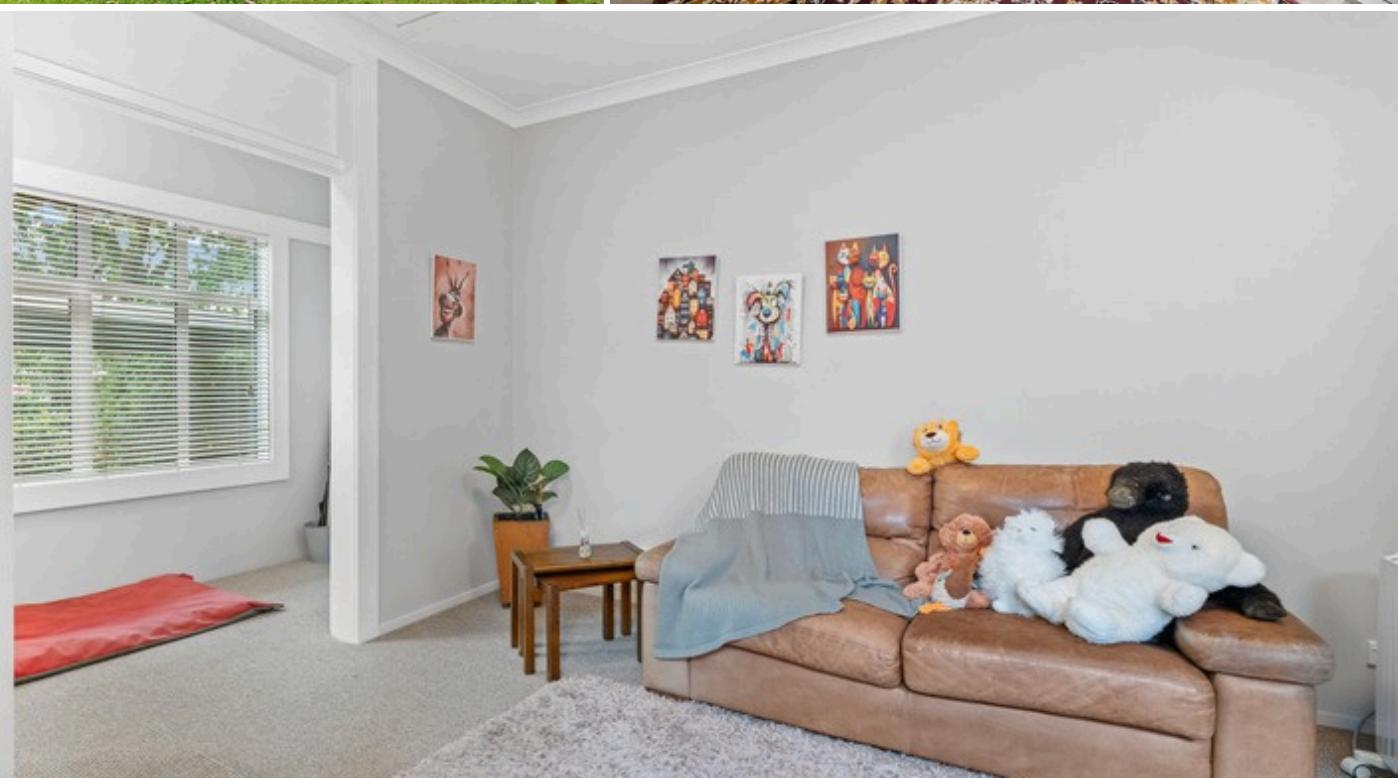
The home's elegance is immediate — its weatherboards gleaming white, the verandah inviting, and every line speaking to quality.

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BOUNDARY MAP



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

RENTAL APPRAISAL



Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:
19 Mill Road,
Regent

Prepared for:
OWN Real Estate
Prepared on:
03 Nov 2025

Bedrooms: 3+

Bathroom: 2
Exterior: Weatherboard

Description Set in one of Whangārei's most admired villa streets, 19 Mill Road is a beautifully restored character home that blends timeless charm with modern comfort. Positioned on a private 1,533sqm section surrounded by mature gardens, it features a contemporary kitchen, two new bathrooms, high ceilings, and light-filled living spaces that flow to sunny decks and a covered outdoor area. With three bedrooms, a renovated sleepout, and a single-bay shed, this elegant villa offers flexible living just a short walk from the CBD.

Some work may be required to meet the Healthy Home Standards for Residential Rental Properties.

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated below.

Our property management team work hard for you to

ensure the best returns for your investment property. I look forward to discussing this appraisal with you.

If you need any further advice we look forward to being of assistance.

\$780 - \$820 per week

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market-values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.

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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.

NOTES

NOTES

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