

PROPERTY BROCHURE



12 GREY STREET, REGENT

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

12 GREY STREET, REGENT

DECEASED ESTATE – A TRUE ORIGINAL ...



936
SQM



130
SQM



2



1



2



1

AUCTION (PRIOR OFFERS CONSIDERED)
1PM, 25 February 2026

There are homes you simply live in - and then there are homes that have quietly witnessed history unfold.

Set high above the Town Basin on one of Whangārei's most tightly held cul-de-sacs, this remarkable Grey Street homestead dates back to the mid-1800s, built during the earliest days of settlement. Over generations it has been held by families whose names are woven into the fabric of the city itself - Carruth, Bedlington, Dent - names now etched into Whangārei's streets and story.

Today, the home remains a rare and beautiful reminder of that era. Framed by established gardens and elevated for outlook and privacy, it enjoys a peaceful position with a gentle sense of separation from the bustle below - yet remains just moments from the Town Basin, cafés, walks and amenities.

Inside, the home is warm, honest and inviting. Two bedrooms are complemented by a generous lounge, while a separate sunroom provides a second living space - a perfect spot to do little. French doors and verandahs connect the home to its garden setting, creating an easy rhythm between indoors and out.



A single garage sits separately from the home, and the section itself is both manageable and private.

Presented in tidy condition but in need of some urgent repairs - opportunities like this are seldom repeated. Homes of this age, provenance and position are rarely released to the market, particularly in such a cherished pocket of central Whangārei.

A chapter of the city's history - ready for its next custodian.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, Deposited Plan 26059, Certificate of Title NA671/131
CV	\$815,000
RATES	\$4,521.47
DATE BUILT	Awaiting LIM report
ZONING	Medium density residential
LAND AREA	936sqm (more or less)
FLOOR AREA	130sqm (more or less) - This has been sourced from Property Smarts
LIVING AREAS	2 - lounge & sunroom
KITCHEN APPLIANCES	Updated stove and rangehood (not in working order)
LAUNDRY	Separate, behind the sunroom
HEATING	Heat pump, woodburner. Fireplace in the lounge is ornamental
PARKING	Single garage plus additional off-street parking
INSULATION	Batts in the ceiling
WATER HEATING	Large cylinder in the laundry, smaller cylinder under kitchen bench
SECURITY	Monitored security system
ROOF	Iron (replaced 2012)
JOINERY	Timber
CLADDING	Timber weatherboard
FLOOR	Timber floorboards, carpet in the lounge and bedrooms
WATER SOURCE	Mains
WASTE	Mains
CHATTELS	Light fittings, fixed floor coverings, curtains, drapes, blinds, stove, rangehood, (not working), security system (monitored)

ADDITIONAL INFO



To the best of the family's knowledge the following work has been done when purchased in 1990's (as it is a deceased estate, accuracy of work and timing is uncertain)

- Re-gibbed throughout
- Re-piled
- Wall removed in the centre of the lounge
- Re-wired
- New kitchen

DISCLOSURES

- Kitchen rangehood is currently not operational
- Lounge area was previously configured as a bedroom + living space
- North-east corner of the deck is considered unsafe
- Woodburner has not been used or cleaned in the past two years
- Electrical wiring has been updated and inspected by a licensed electrician
- 1-2 powerpoints are showing signs of wear
- Local Council may periodically trim the Oak tree; any associated costs are the responsibility of the owner



HOW TO BUY AT AUCTION

How does an Auction work?

A real estate auction is an open and transparent way of offering a property for sale at a set date and time. Purchasers compete by placing bids against each other, with the property being sold to the highest bidder (subject to reserve). The auction terms and conditions are available in advance, giving buyers time to review them. Once the hammer falls, the sale is cash and unconditional, and both buyer and seller are legally bound by the contract.

How do I prepare for an auction?

To prepare for an auction, arrange finance with your bank or lender in advance and provide a copy of the auction contract to your solicitor for review. Most auctions require a 10% deposit immediately after the fall of the hammer, so you must have access to those funds on the day. You should also complete your due diligence by consulting your solicitor, a building inspector, or a registered valuer, and checking with council regarding any renovations or works completed on the property. Finally, attending a few auctions beforehand can help you feel more confident and comfortable with the process when it's your turn to bid.

Do I need to register?

At OWN Real Estate, we encourage all prospective buyers to formally register before bidding. By law, you must also receive a copy of the Approved Buyers Guide (issued by the Real Estate Agents Authority) before you can place a bid. Your salesperson will provide this guide and assist you with the registration process.

PHOTO
GALLERY







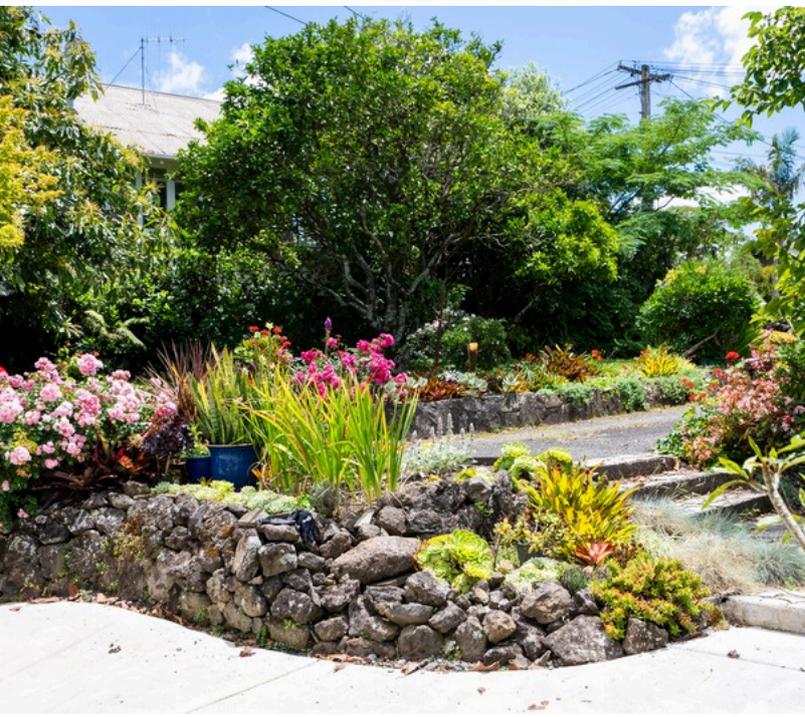




Photo taken 1898

FOR INTER-OFFICE CORRESPONDENCE ONLY

Westpac Banking Corporation RSC, 17 Ainslie St, AUCTIONEER

TO CAMERON ST, AHN PETER CLEARANCE

SUBJECT R. COX - HISTORICAL SEARCH.

Branch/Dept: 104
Branch No: 498

03 FEB 1993

PETER, I have spent a fascinating time delving through deeds books in the company of the very helpful LTO Staff member in charge of the historical section. We now have the complete history of the dealings re this property as follows:-

- 1) A crown grant of 968 1/2 acres was allotted to Carruths on 24-6-1844. It seems to have been given as there is no record of a purchase price.
- 2) 16-10-1846 Carruths sells 150 acres to Pettingale. (J.C.)
- 3) 29-11-1852 J.C. Pettingale sells 19 acres, 1 road, 30 perches to Edward Dent for £26.
- 4) Dent continues to sell most of the land off in small portions and on his death he leaves 1 acre 2 roads to Bedlington & Edwards on

DATE: NAME: SIGNED: PHONE:

REPLY HERE → 23-2-1889 (Bedlington is the brother of Dent's wife)

- 5) 28-2-1889 Bedlington sells to Edwards. (See attached P 648)
- 6) 12-1-1920 Edwards sells to James Jackson. " "
- 7) 16-10-1920 The land comes under the Land Transfer Act and is issued under C/T 308/46.

The dealings that are itemised on the attached sheets are all recorded in full in copperplate in deeds books. It is possible to photocopy the relevant pages but the writing is often faint and is very hard to read. Each dealing is supposed to cost \$5. The deeds books themselves vary in size but some are so heavy they are almost impossible to lift! I now intend to search my own families Crown grant!

DATE: 2-2-93 NAME: J. WILSON SIGNED: J.B. Wilson PHONE: 309-9429

PF34104

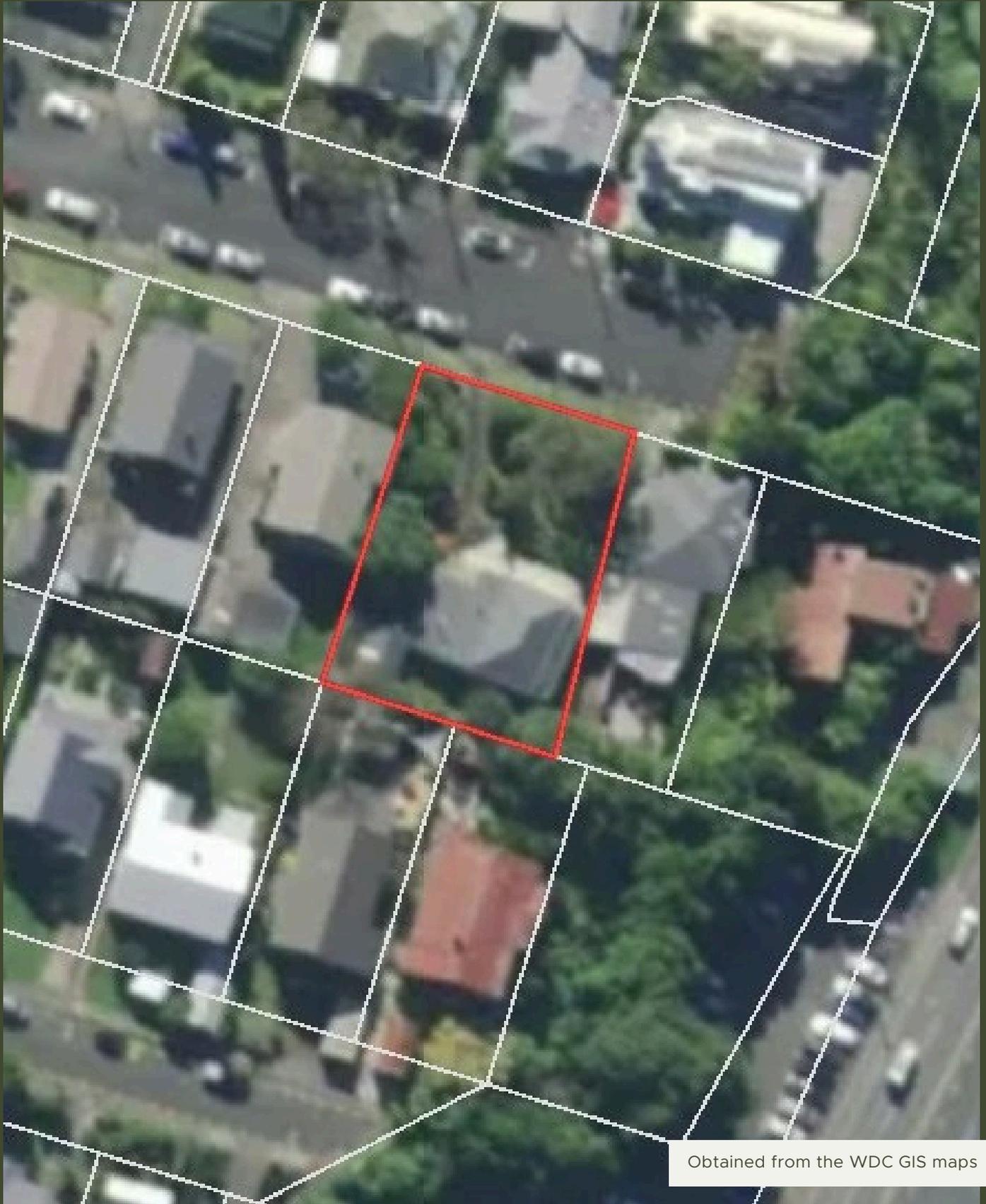
Should you require copies, RETURN THIS COPY TO SENDER please.

FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



BOUNDARY MAP



Obtained from the WDC GIS maps

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 NA671/131
Land Registration District North Auckland
Date Issued 27 January 1936

Prior References
NA409/255

Estate Fee Simple
Area 936 square metres more or less
Legal Description Lot 1 Deposited Plan 26059
Registered Owners
Barbara Judith Lints and Perpetual Trust Limited as Executors

Interests



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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