

PROPERTY BROCHURE



29A HATEA DRIVE, REGENT

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

29A HATEA DRIVE, REGENT

CENTRAL. ELEVATED. EFFORTLESS...



472
SQM

179
SQM

3

3

1

2

OFFERS/ENQUIRIES OVER \$950,000

Positioned just metres from the CBD and directly across from the Hātea River, this freshly redecorated townhouse delivers the ultimate central Whangārei lifestyle - walk to the Town Basin, cafés, galleries and work, then retreat to your own elevated sanctuary.

Upstairs is where the living happens. A light-filled open-plan kitchen and lounge flow seamlessly to a generous, sun-soaked deck with a wide, leafy outlook across the river and surrounding hills. It's private, elevated and made for morning coffee or evening wine. Two bedrooms and two bathrooms sit on this level, including the generous master with ensuite.

Downstairs adds real flexibility - a third bedroom or large second living/rumpus with its own bathroom. Ideal for guests, teens, work-from-home, flatmates or home and income.



Double internal-access garaging, ultra low-maintenance grounds and a sharp, modern aesthetic complete the package, making this an ideal city pad with broad appeal.

If location matters - and it always does - this is hard to beat. Walk everywhere. Lock up and leave. Live central without compromise.

Available for immediate possession - Owners are calling for action!

KEY PROPERTY DETAILS

| | |
|---------------------------|---|
| LEGAL DESCRIPTION | Lot 3, Deposited Plan 453235 as shown on CT 580332 |
| CV | \$900,000 (2025/2026) |
| RATES | \$3,952.67 |
| DATE BUILT | CCC issued 2009 |
| ZONING | Medium density residential and Coastal environment overlay |
| LAND AREA | 472sqm (more or less) |
| FLOOR AREA | 179sqm (more or less) |
| LIVING AREAS | Large open plan |
| KITCHEN | Modern |
| KITCHEN APPLIANCES | Dishwasher, refrigerator, wall oven, 5 burner gas hob (bottle outside kitchen window), rangehood |
| LAUNDRY | Separate laundry |
| HEATING | HRV, Floor mounted Fujitsu heat pump, Panel heaters x4 |
| PARKING | Double garage |
| INSULATION | Ceilings and walls |
| WATER HEATING | Electric cylinder - located in hallway cupboard |
| SECURITY | Alarm (as is) |
| ROOF | Coloursteel |
| JOINERY | Single glazed aluminium |
| CLADDING | Marley fibre cement cladding, block base |
| FLOOR | Concrete |
| WATER SOURCE | Mains |
| WASTE | Mains |
| INTERNET | Fibre |
| CHATELS | Auto garage door + x1 remote, window treatments, dishwasher, hob, oven, rangehood, refrigerator, wall safe, heated towel rails x3, fixed floor coverings, bathroom heaters x3, central extractor system for bathrooms, HRV, Fujitsu floor-mounted heat pump + remote, light fittings, alarm (as is, where is), doorbell, retractable clothesline in garage, x4 wall-mounted panel heaters |

ADDITIONAL DETAILS

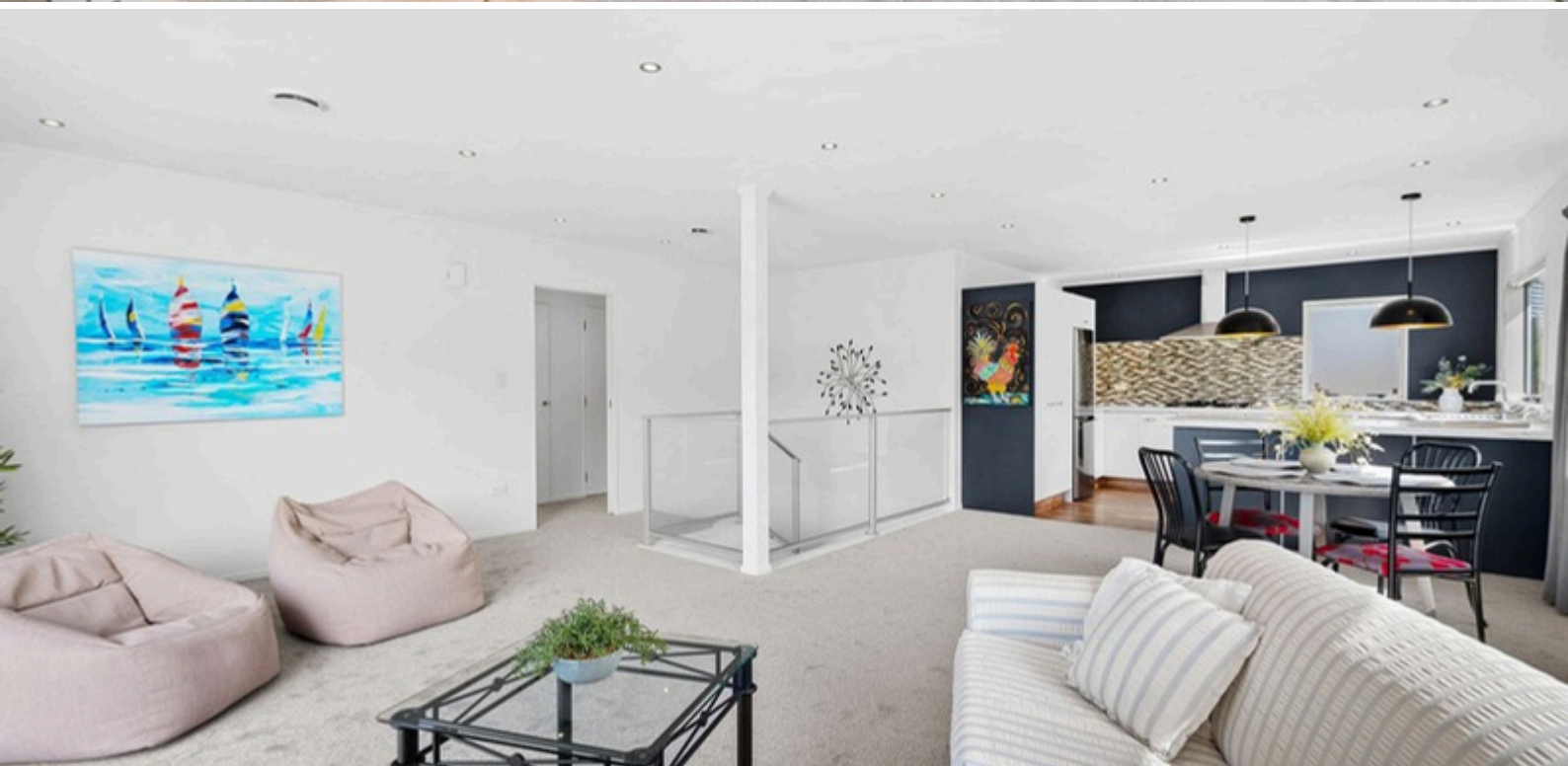


- New carpet 2026 – including the garage
- Security system – condition unknown (never used); camera is ornamental only
- Previously rented for \$800 per week
- The development next door will be new townhouses
- A new rock wall on the road boundary may be built as part of the development next door

DISCLOSURES

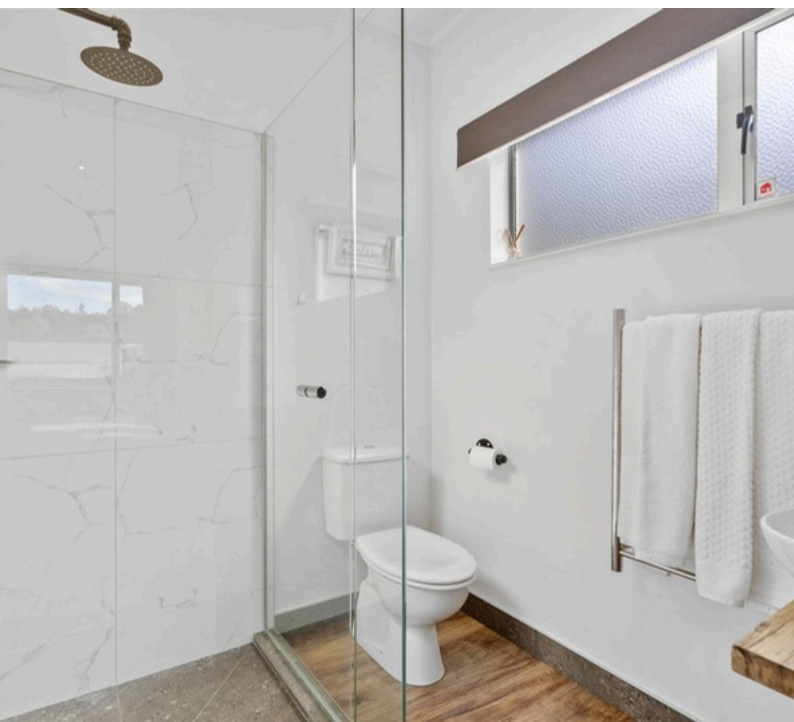
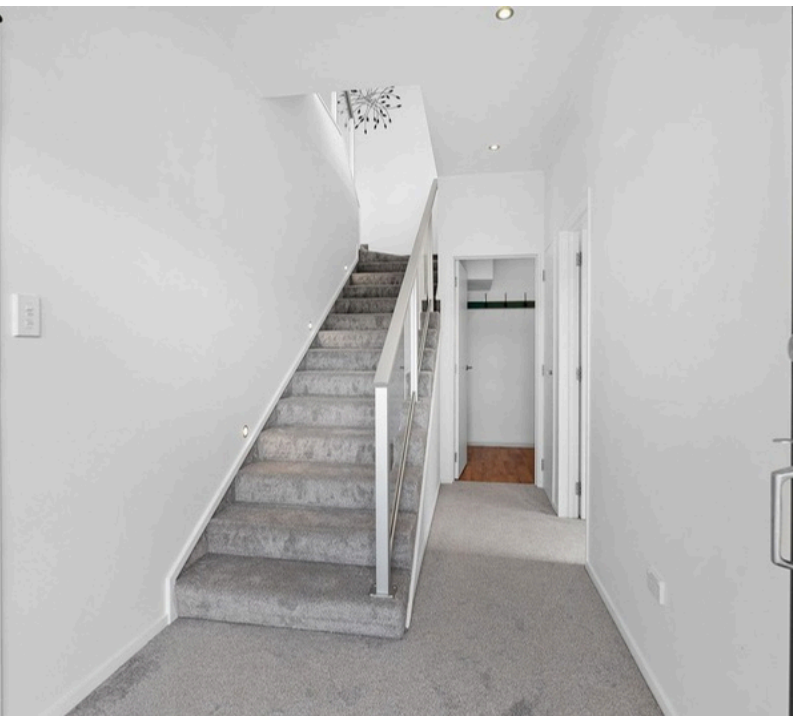
- A new townhouse development is underway next door

PHOTO GALLERY











BOUNDARY MAP



Boundary lines are indicative only



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.

OWN

REAL ESTATE



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