PROPERTY BROCHURE



83 HATEA DRIVE, REGENT

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

83 HATEA DRIVE, REGENT

GRAND VILLA - RICH HISTORY...



971 SQM	191 SQM	5	2	3	2

PRICE BY NEGOTIATION

Chelsea House is an extraordinary double-bay villa with presence, pedigree and a story woven through Whangārei's past. Ornate fretwork, a deep veranda and beautifully preserved period detailing set the tone for a home that has welcomed generations through its doors.

The property has previously served as tea rooms and has a long association with guest accommodation. Today, it is the award-winning Chelsea House Bed & Breakfast - an established name with strong branding, an impressive online presence and an exceptional 9.8 guest rating on Booking.com.



Importantly, this is not a property that must remain a business. At heart, it is a beautiful and substantial five-bedroom home, offering all the space, warmth and flexibility required for family living.

Meticulously maintained, recently reroofed and freshly painted, the villa is presented in outstanding condition. A wide central hallway, polished timber floors, elegant archways and soaring ceilings create an immediate sense of grandeur, while the original detailing reflects the craftsmanship of its era.

Five bedrooms and three bathrooms provide considerable versatility. The Hatea Suite incorporates a bedroom, ensuite and kitchenette, while the Parihaka Guest Room offers its own bedroom and ensuite. These private spaces are ideally suited to paying guests, extended family, independent teenagers or visiting friends.

Two generous living areas include a beautiful formal lounge - a room of genuine presence that invites long evenings, good conversation and the occasional excuse to dress for dinner. The second living area combines with a spacious kitchen and dining area to provide a warm and welcoming social heart.





Outside, established gardens and traditional brick pathways frame the villa beautifully. Fruit trees and productive vegetable beds will appeal to keen gardeners, with plenty already established to enjoy. A generous garage and extensive off-street parking further support both family living and accommodation use.

Whether continued as the highly regarded Chelsea House, reimagined as an elegant home and income, or simply enjoyed as an exceptional private residence, this is a property of rare flexibility.

Positioned in popular Regent, just minutes from the CBD and the natural beauty of Mair Park, Chelsea House offers the opportunity to own a remarkable piece of Whangārei's history - and decide what comes next.

LIM REPORT

A Land Information Memorandum (LIM) Report obtained from the Whangārei District Council on **13 Oct 2026** and is available to download at ownrealestate.co.nz.

After an extensive search of Council records, Council were unable to locate the building file for the original dwelling.

The LIM includes copies of the following Building Permits issued in relation to the property:

New Fowl House, **20/04/1945**
After an extensive search of Council records, they were unable to locate any plans.

Make Alterations & Renovations, **29/06/1949**

Make Alterations, **14/11/1951**

Erect Proposed Workshop, **04/08/1958**

Alter & Add to Existing Dwelling also Car Garage, **25/10/1967**

New French Doors onto Verandah & Arching Window, **21/09/1984**

Erect a Sign, **16/11/1984**

Erect One Garden Gazebo, **21/12/1987**

Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 2 Deposited Plan 63930 as shown on Record of Title NA20B/1017
CV	$860,000
RATES	$4,663.86
DATE BUILT	Circa 1910
ZONING	Medium density residential zone
LAND AREA	971sqm (more or less)
FLOOR AREA	191sqm (more or less)
BEDROOMS	Five
BATHROOMS	Three
LIVING AREAS	Two
PARKING	Double garage with removable deck in front of left-hand bay Ample concreted off-street parking
KITCHEN	Family kitchen plus kitchenette in Hatea Guest room with dishwasher
KITCHEN APPLIANCES	Double dishdrawer, gas hob (mains), double wall oven, waste disposal
LAUNDRY	In garage
HEATING	Two bayonet gas connections for portable gas heaters, three gas heaters, fixed gas heater in hallway (has not been used - as is where is) and a HRV system
INSULATION	Ceiling and underfloor
WATER HEATING	Small electric cylinder in pantry for kitchen Hot water cylinder in garage feeds laundry and main bathroom Gas califont feeds kitchenette and two ensuites
ROOF	Reroofed in 2024 with coloursteel
JOINERY	Timber plus single glazed aluminium window in ensuite bathroom
CLADDING	Weatherboard (including native timbers) and Hardie Coverline (or similar) on rear part of kitchen and garage front (may contain asbestos).
FLOOR	Native timber
PILES	Some piles have been replaced, with additional bearers installed through the hallway area. Concrete piles with timber jack studs
WATER SOURCE	Mains
WASTE	Mains
INTERNET	Fibre

CHELSEA HOUSE BED & BREAKFAST

- Home and income business
- An award-winning accommodation business operating since 1991, having welcomed over 2,000 guests in the past nine years.
- Chelsea House is an award-winning B&B, currently rated 9.8 on Booking.com
- Current owners are the fourth custodians of the B+B
- Strong branding and presence over various booking channels
- Turnkey operation
- Freehold going concern (no GST)
- The business includes systems, website, domain name, signage, handover support and training
- Resource consent for 2 guest rooms

HATEA SUITE	Bedroom, ensuite, kitchenette/dining, verandah access
PARAHAKI GUEST ROOM	Bedroom and ensuite
RATES	$189 per night for Hatea Room (currently 2 night minimum stay) $179 per night for Parahaki Room

ADDITIONAL DETAILS

- Double bay villa - Originally, a verandah extended around the northern side of the villa. This was enclosed in the 1950s to provide additional living space.
- Operated as doctors' rooms in the 1950s, with the Hatea Suite kitchenette serving as the waiting room
- Ran as a Tea Rooms in the 1980s
- Located within walking distance of the CBD, with Mair Park, Regent supermarket and restaurants nearby
- Predominantly elderly neighbours - Wonderful neighbourhood, and Osteo & Skin Clinic on the other side of the driveway
- Established fruit trees and vegetable beds
- Majority of furniture available by negotiation

CHATTELS

- Window treatments
- Clothesline
- Double dishdrawer in main kitchen
- Narrow single dishwasher in kitchenette
- Double wall oven
- Gas hob
- Rangehood
- Fixed floor coverings
- Dining rug
- Hall runner
- Garden shed
- Waste disposal
- Water filter in kitchen
- HRV system
- Bathroom extractor fans x3
- Gas califont
- Garden box parking frames
- Shade sail
- Light fittings
- Small fridge/ freezer in kitchenette
- Security system +2 fobs
- Smoke detectors
- TV brackets x4
- Coal range (decommissioned)
- Garage work benches x2
- Shelf units in far side of garage x4
- Cupboards in laundry/garage x3
- Heated towel rails x3

DISCLOSURES

- The coal range and fireplace in the lounge are ornamental, and the chimneys have been removed
- One gas fire in hallway has not been used by the current owners. It is believed to be operational: however, purchasers are advised to have them inspected before use.
- The cobblestones in the front yard are uneven
- Possible asbestos in the Hardie cladding on garage and rear wall of kitchen

PHOTO GALLERY

































- HATEA SUITE -

Features a bedroom, ensuite, kitchenette, dining/additional seating and french doors opening onto a verandah



- PARIHAKA ROOM -

Named after Mt Parihaka, which can be accessed from across the road at Mair Park, where there are trails to the summit.

Has it's own ensuite.















“

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FLOOR PLAN

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



BOUNDARY MAP



Boundary lines are indicative only
SOURCE: gismaps.wdc.govt.nz



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

OWN
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