

**Ray White.**

# PROPERTY GUIDE



*DISCLAIMER: While every precaution has been taken to ensure the accuracy of the information contained in this publication, interested parties should not confine themselves to the contents and must rely on their own inquiry to satisfy themselves on all aspects.*

## Just Sold - Residential Sale

### AUCTION



### AUCTION CANCELLED!

10 Williams Street, Sunshine Bay

It is rare that a property ticks nearly every box; but this property comes very close. This home will appeal to a wide range of buyers and demands your attention. The property has been lovingly cared for by its existing owners and it is purely a lifestyle change which is promoting the sale. It has views across the neighbouring playground, through the trees to the lake and mountains beyond.

Sophie James  
M. 027 463 5361  
E. [sophie.james@raywhite.com](mailto:sophie.james@raywhite.com)  
PROPERTY ID: QTN21344

Just Listed - Commercial

**EXCLUSIVE**



## WATERFRONT WANAKA LAND

Set Date of Sale - 4pm, 6th February 2015  
(Prior Offers Considered)

65-93 Lakeside Road, Wanaka

IS THIS THE MOST ATTRACTIVE SITE IN NEW ZEALAND?

• 1.2 Hectares of High Density land only 2 minutes walk from the CBD.

• Permission will soon be granted to build 44 luxury 3 bedroom apartments which have been designed for this site.

• 6 Apartments are SOLD with strong interest from the market. The land has an existing resource consent to build a 182 room waterfront hotel.

• This is an incredibly special opportunity that will not be repeated.

Bas Smith

M. 021 616 141

E. [bas.smith@raywhite.com](mailto:bas.smith@raywhite.com)

PROPERTY ID: QTN21353



## FOVERAN STATION

Set Date of Sale - Closes 4pm, 20th February 2015  
(Prior Offers Considered)

South Island, Hakataramea Valley

Foveran Deer & Safari Park + The Brothers - Total land holding 2645 hectares (more or less) 10 existing income streams and huge potential to dramatically increase production with secure water consents in place. Located alongside the Hakataramea river this famous block has produced some of the strongest red deer genetics in NZ and is a major supplier to the booming trophy hunting industry.

Bas Smith  
M. 021 616 141  
E. [bas.smith@raywhite.com](mailto:bas.smith@raywhite.com)  
PROPERTY ID: QTN21360

**FOR SALE****WYUNA PRESERVE**

Price on Application

Wyuna Preserve, Glenorchy Road, Queenstown

Amongst some of the most breathtaking scenery in the world is an exclusive community that offers complete peace and privacy and a feeling of being at one with the wilderness, while still offering all the conveniences of modern life.

Situated in the heart of middle earth at the head of lake Wakatipu just 30 minutes from New Zealand's most famous resort, Queenstown and 5 km from the village of Glenorchy. Wyuna Preserve consists of 34 exclusive parcels of land set on 450 acres that has been carved out of the 10,000 acre Wyuna Station.

Bas Smith  
M. 021 616 141  
E. [bas.smith@raywhite.com](mailto:bas.smith@raywhite.com)  
PROPERTY ID: QTN21357

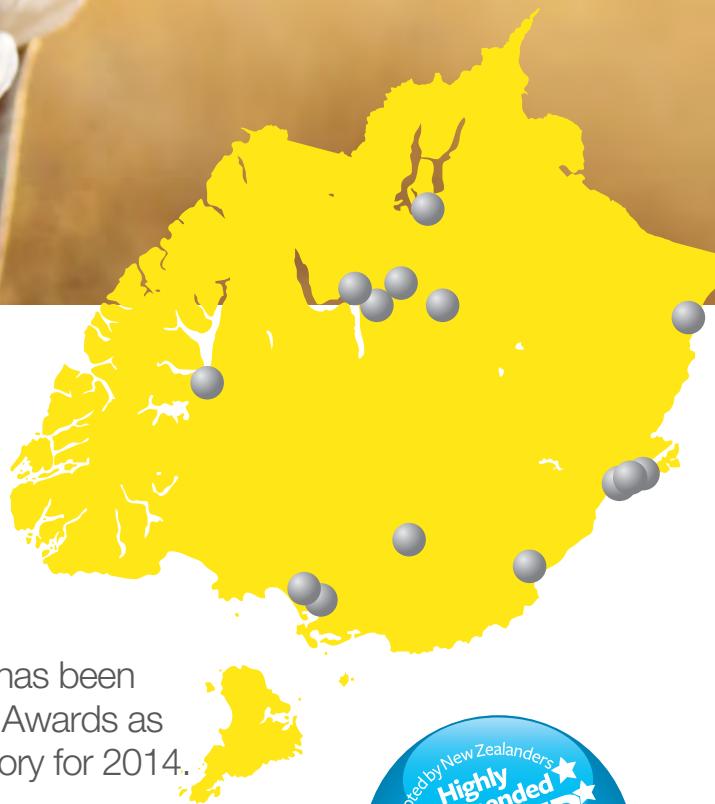


## Ray White. One of New Zealand's most trusted brands.

Ray White New Zealand, for the second year running, has been recognised in the Readers Digest Most Trusted Brand Awards as Highly Commended in the Real Estate Agencies category for 2014.

"Being acknowledged as one of New Zealand's most trusted brands is not only a continued ambition for our company but it allows us to strive for better outcomes for our clients, which range across all of our services including residential, commercial, rural and property management. We are proud to have again been voted as a Trusted Brand in 2014."

**Carey Smith** Chief Executive of Ray White New Zealand



**Ray White Arrowtown**  
14 Buckingham Street  
03 442 1616  
[rarrowtown.co.nz](http://rarrowtown.co.nz)

**Ray White Frankton**  
D/1091 Frankton Road  
03 441 4100  
[rwfrankton.co.nz](http://rwfrankton.co.nz)

**Ray White Queenstown**  
1 Church Lane  
03 450 2040  
[rwqueenstown.co.nz](http://rwqueenstown.co.nz)

**Ray White Cromwell**  
53 The Mall  
03 445 4956  
[rwromwell.co.nz](http://rwromwell.co.nz)

**Ray White Wanaka**  
1 Helwick Street  
03 443 8912  
[rwwanaka.co.nz](http://rwwanaka.co.nz)



**\$4,500,000**

### 293c Lower Shotover Road, Dalefield

Located in the heart of Dalefield you will find this magnificent residence. Set amongst 1.32 hectares of perfectly groomed, private and peaceful grounds with a tennis court and 9 hole mini golf course. Direct views of coronet peak to the north.

Henare Dewes  
0212 283 473  
henaredewes@raywhite.com

PROPERTY ID: QTN21362



**\$3,995,000**

### 89 Sicilian Lane, Lake Hayes

A home of statuesque proportions, this 880 sqm home sits proudly upon a hillside with the most magnificent views of the wakatipu basin. This stylish home offers a large formal entrance into the open kitchen, pantry, dining room and lounge room.

Henare Dewes  
0212 283 473  
henaredewes@raywhite.com

PROPERTY ID: QTN21321



**\$3,500,000**

### 7 Streamside Estate, Arrowtown

This stunning home is an exclusive, privately owned luxury house on the 10th fairway at Queenstowns Millbrook Resort. A unique opportunity to enjoy the New Zealand lifestyle at its best. Millbrooks private world features intimate restaurants.

Sarah Mare  
0272 843 262  
sarah.m@raywhite.com

PROPERTY ID: QTN21359



**Offers over \$2,000,000**

### 49 Belfast Terrace, Queenstown

Enjoy these amazing apartments located on Belfast Terrace Queenstown Hill that overlook Wakatipu Lake, Queenstown Central and surrounding mountains. These apartments are modern and contemporary design with a solid concrete construction.

Henare Dewes  
0212 283 473  
henaredewes@raywhite.com

PROPERTY ID: QTN21331



**\$2,000,000**

### 38 Edinburgh Drive, Queenstown

A quality build that in todays market would be hard to replicate will lead you to view this 492 square meter home situated on Queenstown Hill. Originally built as a bed & breakfast, the property offers a 3 car garage, large office.

Henare Dewes  
0212 283 473  
henaredewes@raywhite.com

PROPERTY ID: QTN21313

**From \$1,325,000 plus GST if any**

### 377 Frankton Road, Queenstown

Construction is underway on these stunning luxury villas located for jaw dropping lakefront views and access to the lakeside walking and biking tracks.

Sarah Mare  
0272 843 262  
sarah.m@raywhite.com

PROPERTY ID: QTN21253



### Expressions of Interest

### Unit 3, 10 Lake Street, Queenstown

This property is a stylish, modern furnished property offering 3 bedrooms, 3 bathrooms (two ensuites), garaging with internal access and Sauna. The added bonus of an extra living area for the use of many options.

Vaughn Mare  
0274 450 863  
vaughn.m@raywhite.com

PROPERTY ID: QTN20800

**\$1,150,000**

### 157 Alpine Retreat Road, Queenstown

The outstanding presentation of this property alongside its unique nature and location are bound to captivate you. The home is nestled into a 4843sqm section, which boasts great privacy, incredible views and numerous outdoor attractions.

Sophie James  
027 463 5361  
sophie.james@raywhite.com

PROPERTY ID: QTN21341



**\$995,000**

### 3 Pioneer Court, Jack's Point

You will be impressed with this just completed architecturally designed family home by local architect David Stringer and built by local builder Roy Pankhurst provides the perfect opportunity to own a superbly constructed home.

Willie Baddeley  
021 588 672  
willie.baddeley@raywhite.com

PROPERTY ID: QTN21316

**\$900,000**

### 11/60 Hallenstein Street, Queenstown

A spacious 5 bed, 5bth townhouse returning \$1,100.00 per week on long term rental. Located within walking distance to town with fantastic lake and mountain views. These properties are always popular being so close to central Queenstown.

Sarah Mare  
0272 843 262  
sarah.m@raywhite.com

PROPERTY ID: QTN21356



**Villas from \$750,000**

### Peregrine Villas, Morrison Drive, Jacks' Point

ONLY THREE LEFT!! Designed for the astute purchaser these six exclusive villa concepts have just been released in the newly developed Peregrine Ridge at Jack's Point. Carefully and architecturally designed to maximise space and sun.

Sophie James  
027 463 5361  
sophie.james@raywhite.com

PROPERTY ID: QTN21323



**\$645,000**

### 3/60 Hallenstein Street, Queenstown

Rarely does a three bedroom, 2 bathroom fully furnished apartment with stunning Lake and Mountain views located within walking distance to town and garaging come on the market at an affordable price. Be quick to view this property currently tenanted.

Sarah Mare  
0272 843 262  
sarah.m@raywhite.com

PROPERTY ID: QTN21318



**\$539,000 plus GST (if any)**

### 4/16 Kent Street, Queenstown

New to the market this two bedroom two bathroom spacious apartment is located in the popular Bowen View complex. Within walking distance to Queenstown and amenities. These stylish apartments are currently managed on your behalf.

Sophie James  
027 463 5361  
[sophie.james@raywhite.com](mailto:sophie.james@raywhite.com)

PROPERTY ID: QTN21305

**From \$360,000**

### 527-543 Frankton Road, La Residence Du Lac, Queenstown

With construction almost underway ENQUIRE EARLY to secure these quality properties off the plan at preconstruction prices! Flexible deposit options and nothing further to pay until approximately March 2016 or upon completion.

Sarah Mare  
0272 843 262  
[sarah.m@raywhite.com](mailto:sarah.m@raywhite.com)

PROPERTY ID: QTN21322



**\$220,000**

### Unit 18, 15-17 Gorge Road, Queenstown

Have a holiday and collect the great returns from management or live in this 1 bed apartment centrally located, self-contained fully equipped apartment with carpark. Located in The Whistler Apartments this property is close to amenities.

Sarah Mare  
0272 843 262  
[sarah.m@raywhite.com](mailto:sarah.m@raywhite.com)

PROPERTY ID: QTN21301

# Do you know your **highest offer?**



When it comes to buying property there's no such thing as too much research. Your local real estate agent can provide you with lots of useful background information on the neighbourhood and can get you up to speed on similar sales in the area. At the same time, I can help you choose the right home loan.

Even before you think about making an offer, it's worth speaking with me, your local Loan Market adviser. I can:

- ▶ Work with NZ's widest range of lenders – to ensure you're aware of your maximum borrowing capacity
- ▶ Organise a pre-approval – essentially giving you the green light from a lender to spend up to a certain amount
- ▶ Put you in a much better negotiating position – by ensuring your finance is approved with the right lender for your needs.

**As a Loan Market adviser I understand each lender's criteria. I know who will lend you the amount you need to secure the property you love.**

You'll see from the table here, how choosing the right lender can give you confidence to put in a higher offer.

Lender	Maximum borrowing capacity
A	\$595,276
B	\$560,778
C	\$560,145
D	\$525,569
E	\$403,244
F	\$392,615

This scenario shows how different lenders might assess the maximum borrowing capacity of a couple with one child, one car and no debts household on income of \$80,000p.a. and a deposit of \$150,000 – the client's ability to buy will be influenced by which lender they choose. These figures are an example only, and will change based on the different lenders considered, and the borrower's personal circumstances.

**So in a nutshell, by arranging your finance first, you really will be **streets ahead of other buyers** when the time comes to make an offer.**

**Samuel Heans & Stewart Mitchell Mortgage Advisers**

M: Sam - 021 236 0229 Stewart - 021762606 | P: 03 441 1307

W: [www.loanmarket.co.nz/queenstown](http://www.loanmarket.co.nz/queenstown)

E: [sam.heans@loanmarket.co.nz](mailto:sam.heans@loanmarket.co.nz) & [stewart.mitchell@loanmarket.co.nz](mailto:stewart.mitchell@loanmarket.co.nz)



## Moonlight Lodge Arthurs Point

### A SPECTACULAR QUEENSTOWN RETREAT

Words can't describe this unique property situated in a truly incredible location, overlooking the mighty Shotover River. It is particularly private, without being too remote.

Price Upon Application

6 6 0

Bas Smith  
021 616 141  
bas.smith@raywhite.com

PROPERTY ID: QTN21346



## 11 Corsican Drive Queenstown

### EXQUISITE TRANQUILITY

Discreetly located only 10 minutes drive from Queenstown and perched on a sun-drenched hillside, this spectacular retreat has flair and sophistication. This luxurious designer home has world-class panoramic views.

\$1,860,000

3 2 2

Willie Baddeley  
021 588 672  
willie.baddeley@raywhite.com

PROPERTY ID: QTN21179



## 38 Jack's Point Rise Jacks Point

### UNDER THE SOUTHERN CROSS

UNDER THE SOUTHERN CROSS This elevated North facing 230sqm family home situated at Jack's Point is set on a very large gently sloping section that will make you feel "On Top of the World".

\$1,075,000

3 2 2

Willie Baddeley  
021 588 672  
willie.baddeley@raywhite.com

PROPERTY ID: QTN21240



## 301/171 Frankton Road Queenstown

### Elegant Living!

This elegant three bed, two bath apartment offers convenience to town, uninterrupted lake and mountain views with ample decking to enjoy summer drinks and cozy evenings by the fire.

\$920,000

3 2 1

Sarah Mare  
0272 843 262  
sarah.m@raywhite.com

PROPERTY ID: QTN21297



## 685 Glenorchy - Queenstown Road Queenstown

### A HIDDEN GEM

If views, privacy, sunshine and proximity to Queenstowns playgrounds are on your wish list; then a viewing of this property demands your attention. Access through the trees to a level plateau where the house commands stunning ...

\$779,000

2 2 2

Sophie James  
027 463 5361  
sophie.james@raywhite.com

PROPERTY ID: QTN21342



## 387 Crown Range Road Queenstown

### A STREAM RUNS THROUGH IT

Have you always dreamt of having your own hideaway in the mountains? Here is your opportunity to have the seclusion you have always craved on the majestic Crown Range. Commanding phenomenal views of all major skifields.

Price Upon Application

3 2 0

Buzz Scown  
0277 147 571  
buzz.scown@raywhite.com

PROPERTY ID: QTN21169



## 28 / 96 Fernhill Road Fernhill

### Seriously For Sale

Be part of this successful luxury townhouse development. Architecturally designed 3 double bedroom, 2 bathroom villa with fantastic flow to outdoor areas and elegant finish.

\$695,000 + GST

3 2 0

Sarah Mare  
0272 843 262  
sarah.m@raywhite.com

PROPERTY ID: QTN20151



## 3 Turner Street Queenstown

\$600,000

### CBD SECTION OPPORTUNITY

An opportunity to acquire this residential section ideally situated to build a house or apartments that will take advantage of the elevated views down Shotover Street in Queenstown.

Cameron Reed  
021 790 152  
cameron.reed@raywhite.com

PROPERTY ID: QTN21226



## Brookside Apts Andrews Road Queenstown

### CLOSE TO TOWN...OPTIONS APLENTY!

Construction has begun on twenty brand new apartments in the St Andrews Park area of Queenstown. With 2 bedrooms, 1 bathroom, garaging and car parking, these apartments will be ideal for first time buyers, as well as investors.

From \$425,000

2 1 1

Sophie James  
027 463 5361  
sophie.james@raywhite.com

PROPERTY ID: QTN21186



## Lot 23 Aubrey Road, Northlake Wanaka

### New Zealand the way it used to be

Northlake is one of New Zealand's most exciting rural residential developments, spectacularly located by Lake Wanaka and the Clutha River, at the foot of the Southern Alps. Northlake represents classic Kiwi values.

Price by Negotiation

0 0 0

Cameron Reed  
021 790 152  
cameron.reed@raywhite.com

PROPERTY ID: QTN20983



## Ray White\_Know How to tap into buyers' passion for your property

Our agents have forged strong relationships with their local communities and have the knowledge and expertise to talk to buyers about your property's potential. We inspire buyers to imagine a lifestyle in your property to encourage the highest evaluation in their mind.





## 52 Mount Alfred Ridge, Glenorchy

### Wyuna House

52 Mt Alfred Ridge sits in a realm of its own. Designed by renowned NZ Architects Crosson Clark Carnahacan Chin this four bedroom five bathroom home occupies the prime central ridge line position within Wyuna Preserve.

Price By Negotiation

4 5 0

Bas Smith  
021 616 141  
bas.smith@raywhite.com

PROPERTY ID: QTN21300



## Tararua: The Remarkables, Queenstown

### BE FIRST ON THE CHAIRLIFT!

49 hectares (122 acres), a huge level building platform with commanding views down across the Wakatipu basin. A brand new sealed road to the turn off to your property allows for a smooth 10 minute drive to the international airport.

Price on Application

Bas Smith  
021 616 141  
bas.smith@raywhite.com

PROPERTY ID: QTN21233



## Lot 4 Summit Lane, Queenstown

\$950,000

### COCKPIT VIEWS FROM THE GROUND

Situated approximately 10 minutes drive from the Queenstown CBD, this incredible 4,240sqm elevated section in a private cul-de-sac at Alpine Retreat offers the most amazing and magical panoramic views. Uninterrupted 180 degree.

Cameron Reed  
021 790 152  
cameron.reed@raywhite.com

PROPERTY ID: QTN21326



## Lakeridge, Alpine Retreat Road, Queenstown

Price By Negotiation

### THE ULTIMATE ALPINE GET AWAY!

The only place you would want to build your dream alpine retreat Lakeridge - Lots 4,5,6,9. Rarely does the opportunity present itself to own a slice of pure alpine heaven that offers the ultimate escape.

Willie Baddeley  
021 588 672  
willie.baddeley@raywhite.com

PROPERTY ID: QTN21330



## Forestlines, Glenorchy-Queenstown Road, Queenstown

Price by Negotiation

### FORESTLINES RURAL RETREAT

Stunningly breathtaking location Only 3 home sites remain in this exclusive gated 12 lot development offering the ultimate in lake and mountain views set in a naturally generating native bush environment.

Willie Baddeley  
021 588 672  
willie.baddeley@raywhite.com

PROPERTY ID: QTN21329



## Lake's Edge, Kawarau Village, Queenstown

From \$650,000

### QUEENSTOWN'S BEST LAKEFRONT

Lakes Edge is a unique residential enclave, spectacularly situated in one of Queenstowns most stunning locations, within the established Kawarau Village, fronting the breathtaking Lake Wakatipu.

Cameron Reed  
021 790 152  
cameron.reed@raywhite.com

PROPERTY ID: QTN21200



## 4 St Matthews Place, Queenstown

\$269,000

### SECTION - PRICED TO SELL!

YES it's true... You can buy a section close to central Queenstown at an affordable price! If you can't find the perfect home to buy then building may be the option for you. This 995 sqm section offers stunning panoramic lake.

Sarah Mare  
0272 843 262  
sarah.m@raywhite.com  
PROPERTY ID: QTN21310



## 903 State Highway, Bendemeer, Lake Hayes

### EVEN MOTHER NATURE HAS HER FAVOURITES...

Bendemeer is a high quality gated rural residential development of 110 hectares (272 acres) comprising a 39 lot residential lifestyle subdivision ranging in size from 1.0ha to 3.0 ha, plus 49ha (121 acres) of common land.

Sites priced from \$645,000  
Cameron Reed  
021 790 152  
cameron.reed@raywhite.com  
PROPERTY ID: QTN21368



## Lot 7 Northridge, Malaghans Road, Dalefield

\$895,000

### ONE OF THE FINEST

Regarded amongst locals as one of the finest building platforms in the Wakatipu - this section will suit a magnificent home. Lot 7 is 4.7ha and shares another 15 ha of rural space with the other Northridge owners.

Bas Smith  
021 616 141  
bas.smith@raywhite.com  
PROPERTY ID: QTN21108

## Commercial Listings



## Connell Terrace, Wanaka

Price On Application

Buzz Scown  
0277 147 571  
buzz.scown@raywhite.com

### INDUSTRIAL BARE LAND - WANAKA

Here is an opportunity to buy 9.385ha of Industrial B zoned

Wanaka land set between Gordon Road and Connel Terrace.

Resource consent has recently been granted changing the existing zoning for this land to Industrial.

PROPERTY ID: QTN21283



## 75 & 83 Gorge Road, Queenstown

Price By Negotiation

Buzz Scown  
0277 147 571  
buzz.scown@raywhite.com  
PROPERTY ID: QTN21333

### MULTIPLE OPTIONS FOR QUEENSTOWN SITE

An exciting Queenstown project has had the green light, but needs new owners to take the next step. High tech plans to regenerate and revive the old Carters site on Gorge Road have obtained Resource Consent from QLDC.



## 130 Frankton Road, Queenstown

\$3,850,000

Buzz Scown  
0277 147 571  
buzz.scown@raywhite.com  
PROPERTY ID: QTN21358

### DEVELOPMENT READY LAND

We are under instruction to get this property sold! A highly desirable location on the main arterial route into Queenstown, this 1.225ha of High Density Residential Land comes with Hotel Resource consent granted.



## Ray White\_Know How to raise the bar in property management

Exceptional property management means confidence for property investors. With the Ray White Know How, you'll have the security of knowing that your requests are in capable hands and that your local property manager is fully equipped with the skills and systems to manage your investment.





## 2 Stoneridge Place Queenstown

### GOLDFIELD HEIGHTS

This studio apartment comes fully furnished, is private and warm and available now. One off-street park provided. Rent includes power, wifi and gas.

\$310 p/w

1 1 1

Beth Chisholm

0212 882 890

[beth.chisholm@raywhite.com](mailto:beth.chisholm@raywhite.com)

PROPERTY ID: QTN21369



## 26/67 Goldfield Heights Road Queenstown

### GOLDFIELDS APARTMENT

Sit back and relax on the balcony of this unit and take in the panoramic lake and mountain views on offer. The home comes fully furnished providing three bedrooms, two bathrooms and open plan kitchen, dining and living area.

\$550 p/w

3 2 0

Beth Chisholm

0212 882 890

[beth.chisholm@raywhite.com](mailto:beth.chisholm@raywhite.com)

PROPERTY ID: QTN21377



## 30A Harrys Close Arthurs Point

### ARTHURS POINT

Three bedroom, two bathroom home with panoramic mountain views and lots of sunshine. Gas fire to create a warm ambience on chilly evenings. Peaceful living in a cul-de-sac in a great neighbourhood. Home is offered unfurnished.

\$600 p/w

3 2 1

Beth Chisholm

0212 882 890

[beth.chisholm@raywhite.com](mailto:beth.chisholm@raywhite.com)

PROPERTY ID: QTN21378

**Ray White Queenstown  
T (03) 450 2040  
E [queenstown.nz@raywhite.com](mailto:queenstown.nz@raywhite.com)  
1 Church Lane,  
Queenstown NZ 9300  
Wakatipu Realty Group Limited Licensed REAA 2008  
<http://www.rwqueenstown.co.nz>**

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