



CENTRAL OTAGO  
25 Robins Road,  
Queenstown

**equiti**

Licensed under the REAA 2008



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NZ's No. 1  
Multi Unit &  
Townhouse  
Builder

NZ's No. 7  
Residential  
Builder



## Welcome to Wolfbrook Residential

Wolfbrook Residential is New Zealand's largest multi-unit & apartment developer with a proven track record of delivering high-quality, well-built homes to both homeowners and investors, alike.

We understand that there is no cookie-cutter solution to building a property. No two streets, communities or suburbs are the same, & therefore no two developments should be the same.

We don't just simply find a piece of land and slap a building on it – we identify opportunities, research the market thoroughly and strategically select viable locations for developments. From there we work with award-winning architects to build properties that have been carefully considered to optimise the market demands of those locations and their local amenities.

Wolfbrook Residential's founding Directors, James Cooney and Steve Brooks, are experienced property developers and investors who take a long-term view on property. Together owning in excess of 400 residential investment properties they bring a strong understanding of what customers and tenants require in new affordable housing and know how to deliver a product that is affordable without cutting corners.

Wolfbrook have delivered over 1200 homes across New Zealand, placing the company amongst the top 10 largest builders in the country.

We leverage our experience so our clients can reach their financial goals and experience financial freedom.

**“**  
We were quite impressed with the build, quality, and the feel of the interiors. And communication was pretty good...we were informed all the time with how it was coming along.  
**”**  
McIntosh Family,  
Christchurch

**“**  
Everything was really straightforward and Katya kept me informed along the way...the build finished earlier than anticipated. I'm really happy with the whole experience.  
**”**  
Danielle,  
Christchurch

**“**  
Compared to other providers, Wolfbrook homes are more architecturally unique, they're not cookie cutter designs.  
**”**  
Craig,  
Christchurch

**“**  
The whole buying process was smooth and straight forward, everything was on schedule. We were very happy with the house quality. They created a spacious kitchen for us. We finally found a place we can call home, we are very cheerful.  
**”**  
Jinhao & Yi,  
Christchurch



All images are artist's impression only

## The Development

Introducing **25 Robins Road, Queenstown**. An exclusive collection of eighteen architecturally designed dual-key residences, thoughtfully crafted to combine low-maintenance living with exceptional investment flexibility, just minutes from central Queenstown.

Each three-level home comprises a stylish two-bedroom, two-bathroom residence paired with a self-contained studio and an off-street car park, creating versatile layouts suited to a range of living arrangements and income opportunities. Adding to their appeal, these homes also allow for 365-day visitor accommodation use (subject to Resource Consent), enhancing both lifestyle versatility and long-term investment potential.

Homes 13–18 feature both ground-floor and first-floor balconies, extending the living spaces for both the main residence and studio. The remaining homes include elevated first-floor balconies, while the lower-level studios enjoy private outdoor areas. Designed to embrace Queenstown's alpine surroundings, these inviting outdoor spaces provide the perfect setting to relax and take in the beautiful landscape.

Inside, the homes showcase light-filled open-plan living, sleek contemporary kitchens, and quality finishes that create a refined yet understated sense of luxury. Thoughtfully considered layouts maximise comfort, natural flow, and functionality, delivering homes that feel both sophisticated and effortless to live in.

Whether you're seeking a full-time residence with supplementary income, a lock-and-leave alpine retreat, family accommodation, or a strong dual-key investment opportunity, 25 Robins Road presents a rare opportunity to secure a versatile, brand-new home in one of New Zealand's most desirable destinations.



1. McKibbin's of Royalburn 220m
2. FreshChoice Queenstown 350m
3. Skyline Queenstown 650m
4. Queenstown Mall 700m
5. Queenstown Gardens 800m
6. Steamer Wharf 800m
7. Queenstown Hill Walking Track 1km

## Location

### What's Nearby?

Centrally located, this development enjoys a highly desirable position on the fringe of Queenstown's vibrant town centre, placing world-class amenities, adventure, and breathtaking natural scenery within easy reach. Just minutes from the Queenstown CBD, residents can enjoy the region's renowned dining scene, boutique shopping, lively bars, and entertainment.

The shores of Lake Wakatipu are close by, providing picturesque walking and cycling trails set against Queenstown's spectacular alpine backdrop. For outdoor enthusiasts, the area offers exceptional access to ski fields, hiking tracks, and adventure activities that make Queenstown famous year-round.

Within walking distance, residents will find everyday essentials including supermarkets, the Queenstown Recreational Reserve, and the popular Queenstown Hill walking track, adding to the convenience and lifestyle appeal of this well-connected neighbourhood. Families are also well catered for, with zoning for Queenstown Primary School, St Joseph's School, Kingsview School, and Wakatipu High School.

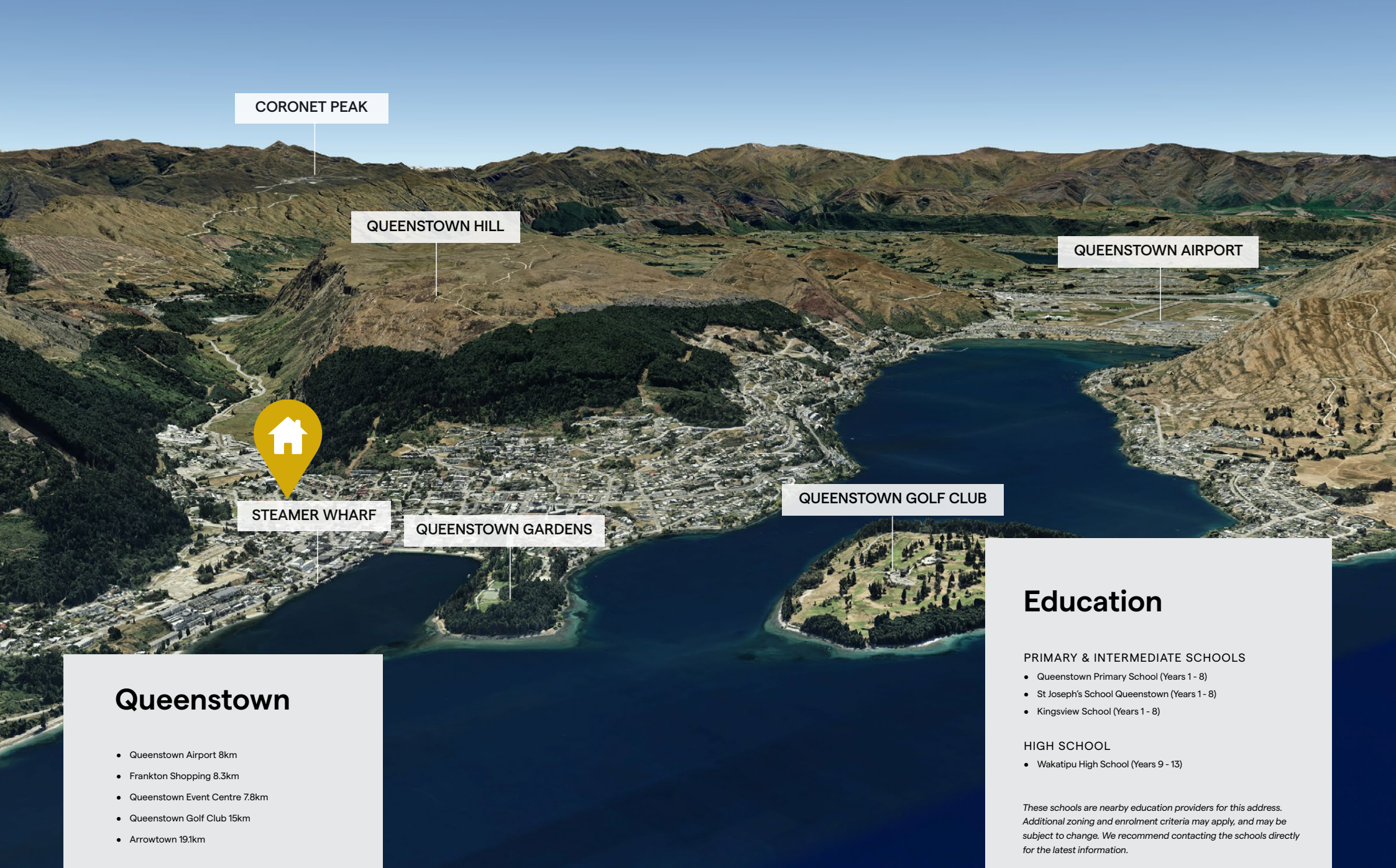
Popular recreational destinations such as the Queenstown Botanic Gardens, Coronet Peak Ski Field, and the Queenstown Golf Club are all nearby. A short drive also connects you to Queenstown Airport, the Queenstown Events Centre, the bustling Frankton shopping precinct, and The Remarkables Ski Field, combining everyday convenience with outstanding leisure opportunities.

Beyond Queenstown, the charming historic village of Arrowtown and the acclaimed wineries of Gibbston Valley offer even more to explore, perfect for relaxed weekends and scenic day trips.

Whether you're seeking a permanent home, alpine retreat, or investment opportunity, this exceptional location delivers a rare combination of convenience, lifestyle, and long-term appeal in one of the world's most iconic destinations.

## Amenities





CORONET PEAK

QUEENSTOWN HILL

QUEENSTOWN AIRPORT



STEAMER WHARF

QUEENSTOWN GARDENS

QUEENSTOWN GOLF CLUB

## Queenstown

- Queenstown Airport 8km
- Frankton Shopping 8.3km
- Queenstown Event Centre 7.8km
- Queenstown Golf Club 15km
- Arrowtown 19.1km

## Education

**PRIMARY & INTERMEDIATE SCHOOLS**

- Queenstown Primary School (Years 1 - 8)
- St Joseph's School Queenstown (Years 1 - 8)
- Kingsview School (Years 1 - 8)

**HIGH SCHOOL**

- Wakatipu High School (Years 9 - 13)

*These schools are nearby education providers for this address. Additional zoning and enrolment criteria may apply, and may be subject to change. We recommend contacting the schools directly for the latest information.*



# Subdivision Plan

## Freehold Titles



**CONCEPT PLAN**  
 For marketing purposes only

# Townhouse Details

Home	Bedrooms	Bathroom	Carpark	Unit Size m <sup>2</sup>	Land Size m <sup>2</sup>	Price + GST
1	3	3	1	118.12	78	SOLD
2	3	3	1	116.51	61	\$1,650,000
3	3	3	1	116.51	61	\$1,600,000
4	3	3	1	118.12	82	\$1,650,000
5	3	3	1	118.12	89	\$1,700,000
6	3	3	1	116.51	56	\$1,650,000
7	3	3	1	118.12	71	\$1,700,000
8	3	3	1	118.12	76	\$1,700,000
9	3	3	1	116.51	59	\$1,650,000
10	3	3	1	116.51	59	\$1,650,000
11	3	3	1	116.51	59	\$1,650,000
12	3	3	1	118.12	95	\$1,700,000
13	3	3	1	124.10	80	\$1,700,000
14	3	3	1	122.49	64	\$1,650,000
15	3	3	1	122.49	64	\$1,650,000
16	3	3	1	122.49	64	\$1,650,000
17	3	3	1	122.49	64	\$1,650,000
18	3	3	1	124.10	116	\$1,700,000

# Short-Term Rental Appraisal



Friday 8 May 2026

Thank you for the opportunity to present our Revenue Projection Report for the units at **25-29 Robins Road, Queenstown.**

Based on current market conditions and comparable performance, we estimate your property will achieve a **conservative average nightly rate of \$600** across the year. Rates will fluctuate by season, with peak periods achieving higher returns and shoulder periods moderating performance. Cleaning fees are charged separately to guests.

Assuming an **average occupancy of 85% (approximately 310 nights per year)**, this results in the following projected income:

**Average nightly rate:** \$600

**Net nightly revenue to owner (after management fees):** \$399

**Projected net annual revenue:** \$97,210

This figure represents the **estimated net income payable to the owner**, after all management and marketing fees, and **prior to GST and any additional property-related expenses.**

Cleaning, linen, and consumable costs are fully offset by a separate cleaning fee paid directly by guests and do not impact owner revenue.

Should you have any questions regarding this appraisal or require further assistance, please do not hesitate to contact me directly at 027 211 9994 or via email at [savannah@helloqueenstown.nz](mailto:savannah@helloqueenstown.nz)

Kind regards,

Savannah Jackson  
Managing Director of Hello Queenstown

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.

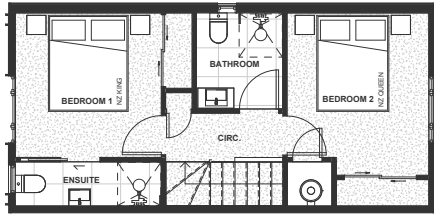
[helloqueenstown.nz](http://helloqueenstown.nz)

+64 3669 4966

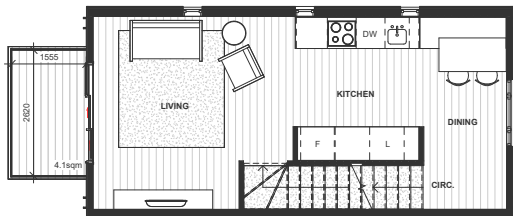
19 Shotover Street, Queenstown 9300, New Zealand

# Floor Plans & Design

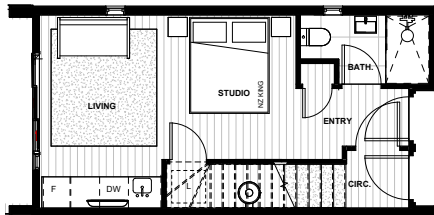
Units 1, 4, 5, 7, 8 & 12



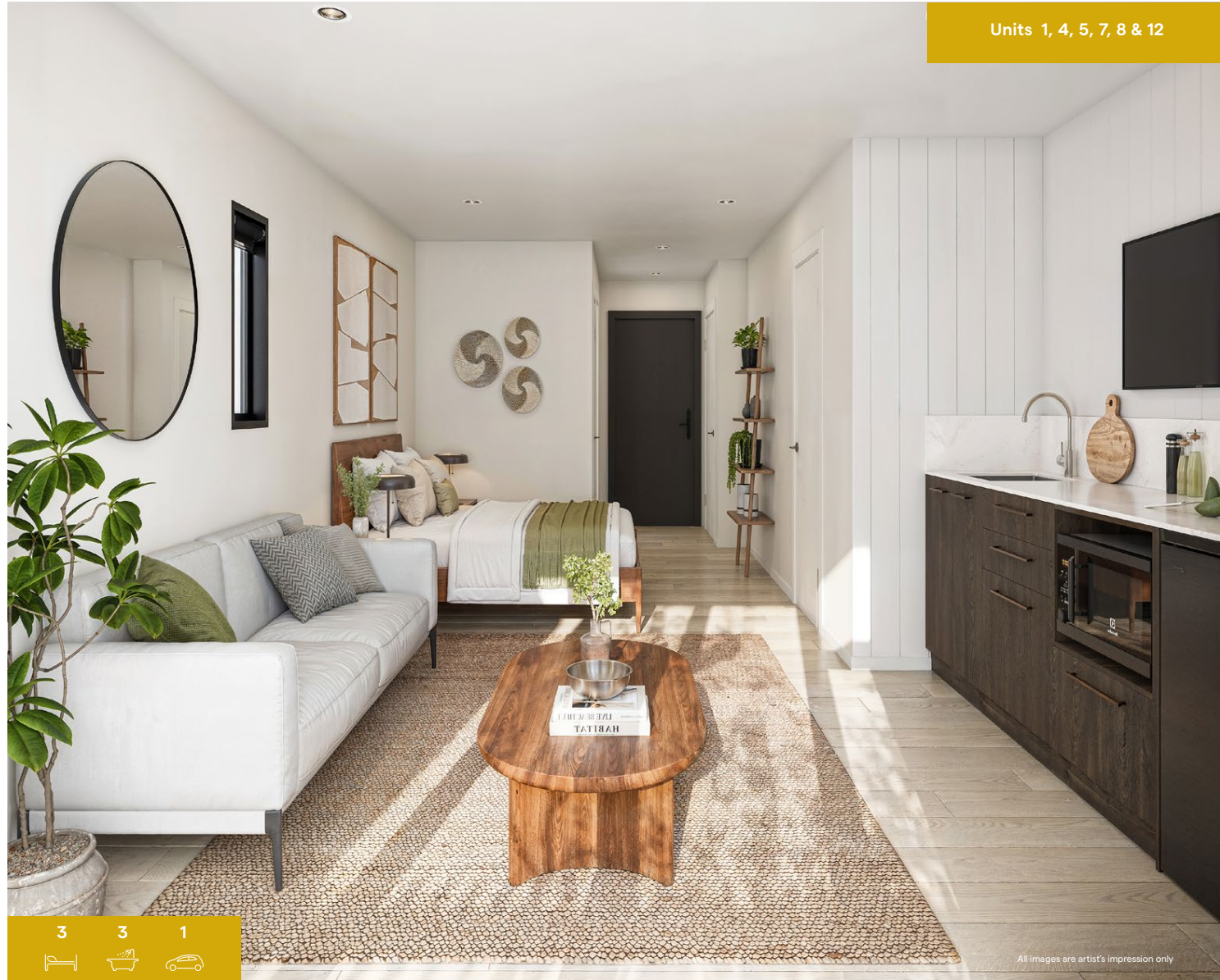
SECOND FLOOR



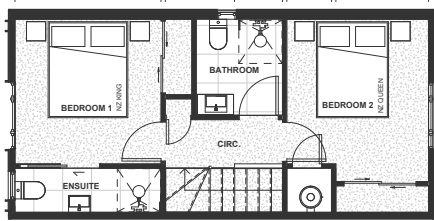
FIRST FLOOR



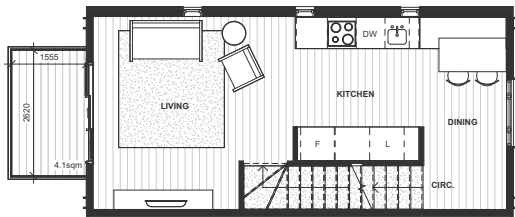
GROUND FLOOR (STUDIO)



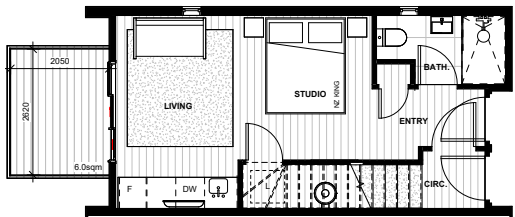
All images are artist's impression only



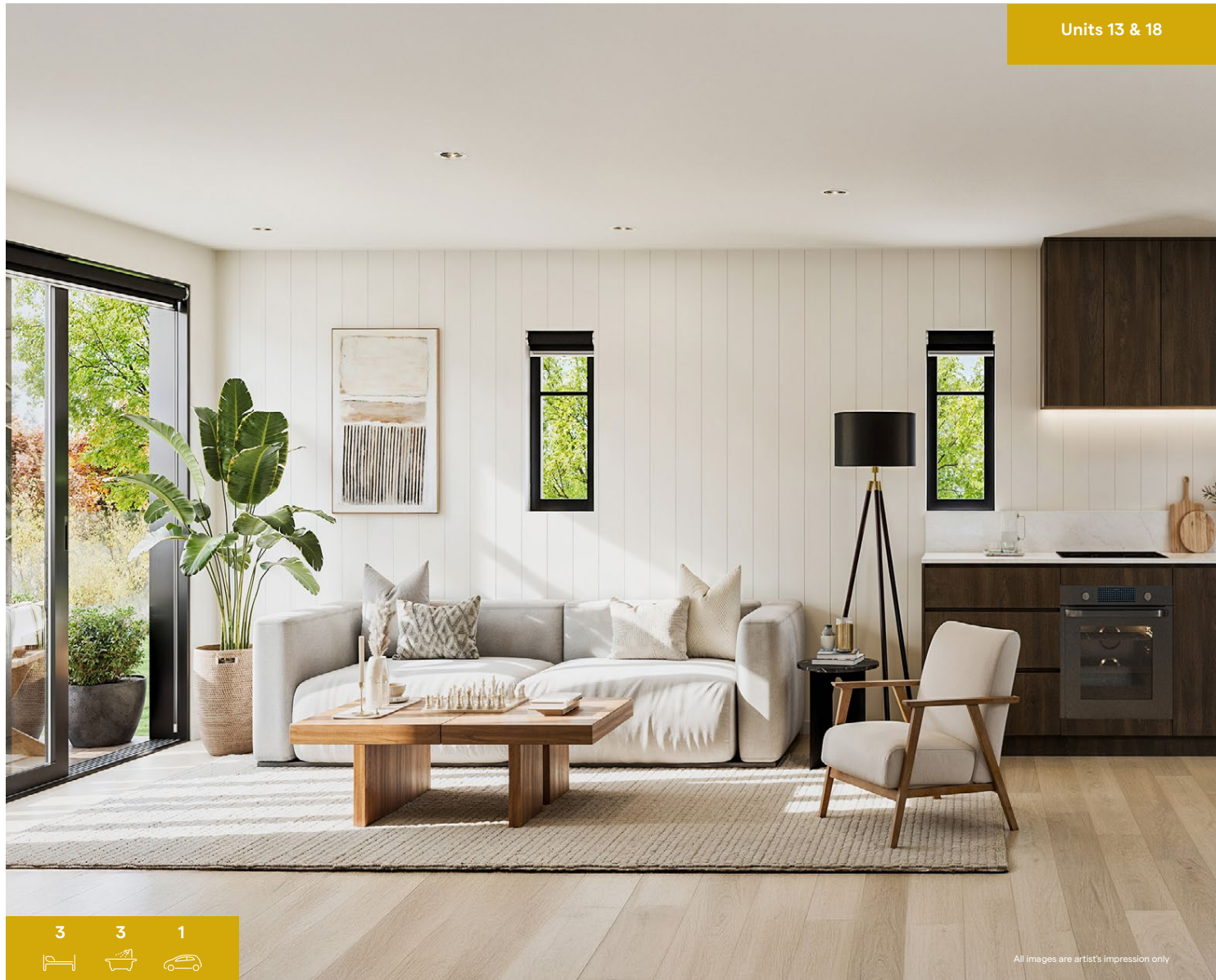
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR (STUDIO)



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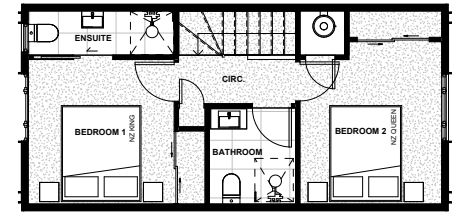


Units 2, 3, 6, 9, 10 & 11

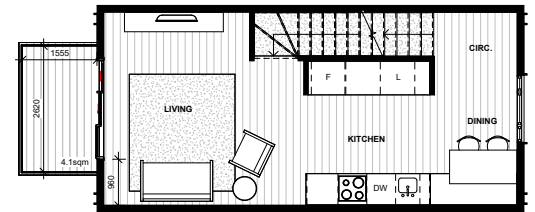
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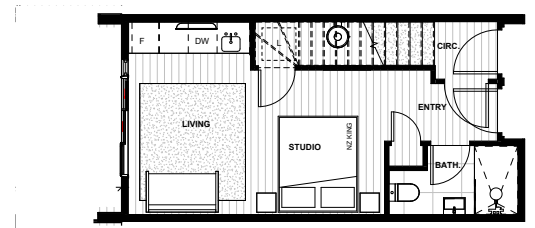

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SECOND FLOOR

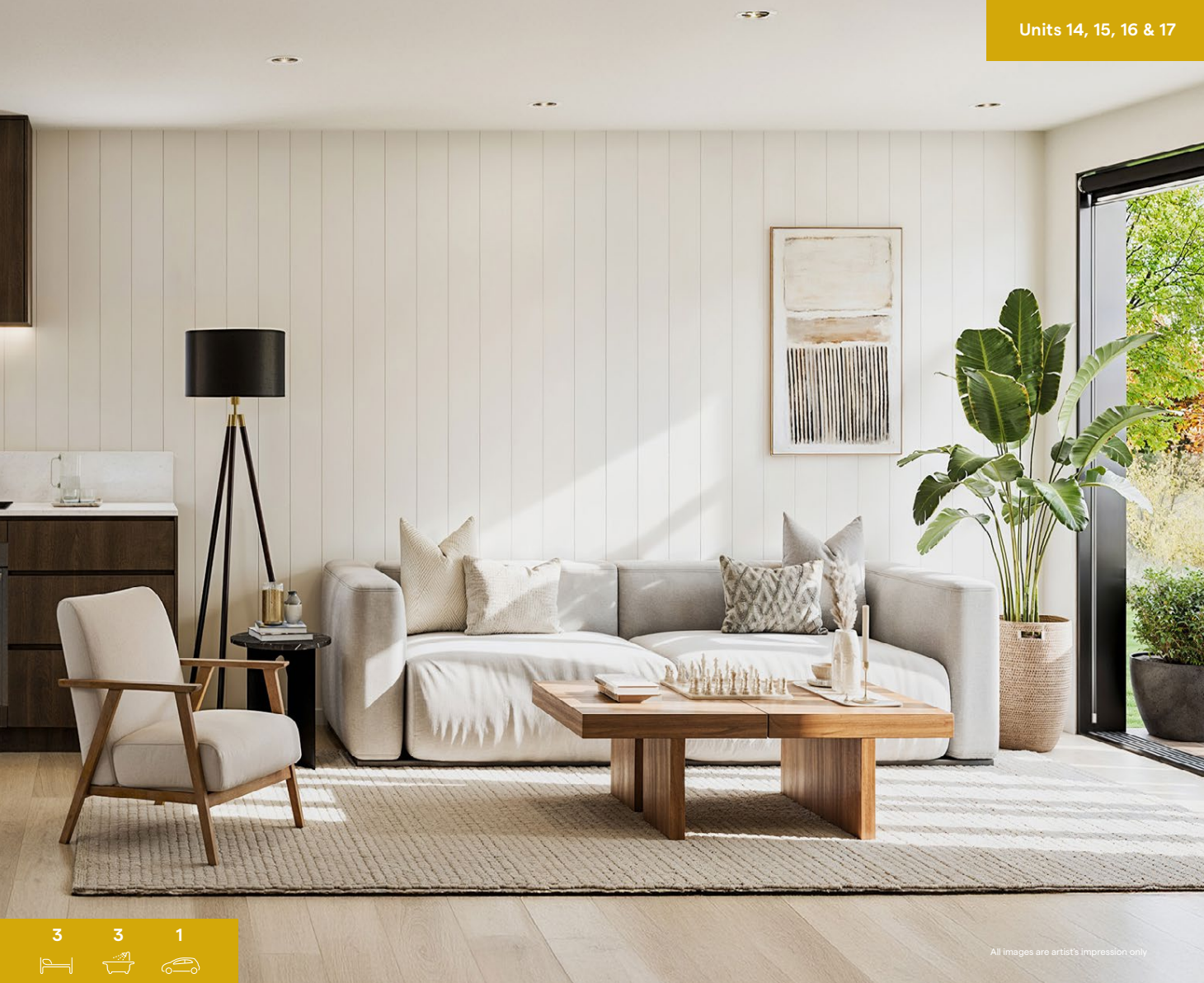


FIRST FLOOR



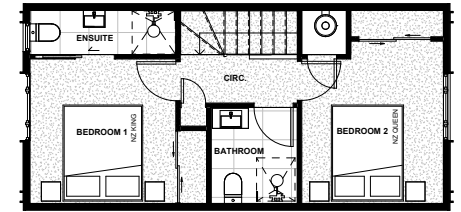
GROUND FLOOR (STUDIO)

Units 14, 15, 16 & 17

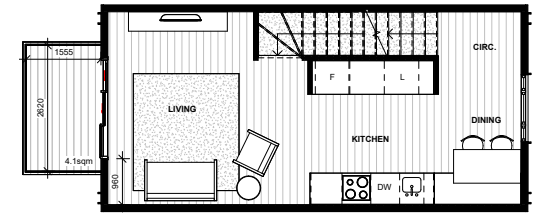


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- 3
- 1

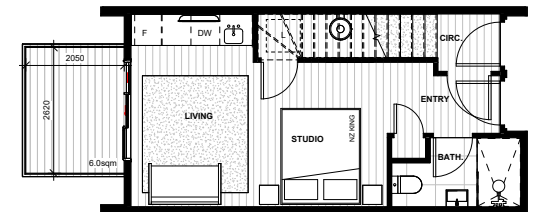
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR (STUDIO)



# Interior & Exterior Finishes

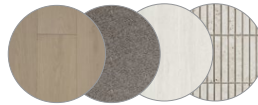
## Exterior Finishes

Roof	Colorsteel FlaxPod
Gutter & Fascia	Colorsteel FlaxPod
Window Joinery	Colorsteel FlaxPod
Window Shrouds	Colorsteel FlaxPod
Entrance Door	Colorsteel FlaxPod
Vertical Corrugated Iron	Colorsteel FlaxPod
Abodo & Battens	Dryden Midnight
Rockote Plaster	Resene White
Soffits	Resene Element



## Interior Finishes

Hard Flooring	Forte Astoria
Carpet	Feltex - Cable Bay - Beech 245
Tile	Reptiles - Travertino Ivory - White/Neutrals
Feature Tile	Reptiles - Travertino Finger Mosaic



## Colour Scheme

Ceiling	Resene - Quarter Merino
Doors & Windows	Resene - Quarter Merino
Walls & Skirting	Resene - Half Merino
Feature Wall Panel	James Hardie - Resene - Half Merino



## Kitchen & Kitchenette

Benchtop	Prime Panels Porcelain - Galaxy Beige
Splashback	Prime Panels Porcelain - Galaxy Beige
Cabinetry	Prime Panels - Bavarian Oak
Sink Mixer	Robertson - Uno Kitchen Mixer - Brushed Nickel
LED Lighting	LED Recessed Strip lighting - Warm White



## Bathroom

Floor Tile	Reptiles - Travertino Ivory - White/Neutrals
Feature Wall Tile	Reptiles - Travertino Finger Mosaic
Shower	Atlantis - Commander, Botique, Immersion - Easy Tile
Fittings	Robertson - Brushed Nickel
Toilet	Newtech - Casalink Back to Wall Toilet
Vanity (Full Bathroom)	Newtech - Sahara Double Tier - Bavarian Oak
Vanity (Half Bathroom)	Newtech - Sahara Single Tier - Bavarian Oak
Mirror Cabinet	Newtech - Soft Corner - Bavarian Oak
Vertical Heated Towel Rail	Elite Bathroomware - Atlantis - Brushed Nickel
Heated Towel Rail	Evoke - 7 Bar - Brushed Nickel
Wall Heater	Goldair Bathroom Heater - 2000w - Stainless



# Building Specifications



## HEALTHY HOMES

All townhouse developments completed by Wolfbrook Residential and its partners meet or exceed the requirements of the Residential Tenancies (Healthy Homes Standard) Regulations 2019.

### Construction

Foundation	Waffle Foundation Slab
Framing	90mm SG8 Framing
Intertenancy Wall	GIB Intertenancy Barrier System
Wall Insulation	Pink Batts R2.6 *
Roof Insulation	Pink Batts R4.0 *

### Exterior

Roof	Colorsteel
Fascia and Gutter	Colorsteel
Downpipes	Colorsteel
Exterior Cladding	Abodo & Battens
Window & Door Joinery	Double glazed, Powder coated aluminium

### Internal

Ceiling Heights	2.4m Throughout
Internal Doors	Paint Smooth Finish Hollow Core
Lining	Painted GIB, Level 4 Plaster
Wardrobe Joinery	Prefinished 16mm Whiteboard
Water Heater	180L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

### External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck - planted with a mixture of plants & trees as per landscape plan

# Chattels

Oven	Samsung Dual Cook 76L Built in Oven Black
Intergrated Dishwasher	Fisher & Paykel Series 5 Intergrated Dishwasher
Cooktop & Rangehood	Samsung Induction Cooktop and Award Powerpack Rangehood
Heatpump	Samsung ARISE WindFree™ Heatpump
Washer & Dryer Combo	LG - 10kg/6kg Series 5 Front Load Washer
Blinds	Blockout Roller Shades and Faux Venetian Blinds
Front Door Locking	Digital Touch Pad – Schlage Artus - Black
Letter Box	Boxdesign
Clothesline	Sun King Folding Frame
EV Charger	EV Charger – Supply and install available for an additional fee

\* Or similar

wolfbrook.co.nz

## SAMSUNG

Samsung's passion and commitment to develop the best products on the market leads to a range of appliances that deliver on reliability, world-leading innovation, and elegance.



Dual Cook 76L Built in Oven



4 Burner Induction Cooktop



WindFree™ Air Conditioner



## FISHER & PAYKEL



Enhance your new home with an Evnex EV charger. Fast, solar-friendly charging at home. Supplied and installed for an additional fee.



The Schlage Artus is the perfect blend of advanced technology with a modern design, offering you the ultimate security and convenience for your home.

## BATHROOM

Feature Tile | Reptiles - Travertino Finger Mosaic  
Fittings | Robertson - Brushed Nickel  
Shower | Atlantis - Easy Tile



## FLOOR

Reptiles Tile  
Travertino Ivory  
600 x 600mm

All images are artist's impression only



Completed development at Raukawa St, Lower Hutt

## Maintenance Period & Building Warranties

Wolfbrook only uses trusted building products, tradespeople and building systems when constructing your new property. We take pride in our work and stand behind our properties - after all we build the same properties for ourselves!

All Wolfbrook properties have a 1-year defects remedy period and a 10-year structural warranty, pursuant with the Building Act.

When you settle your Wolfbrook property you will receive a comprehensive pack containing information on Warranties and Maintenance for the products used in the construction of the property. The products used carry manufacturers warranties and are covered under the Consumer Guarantees Act.

### What if I notice minor defects?

Give us a call on the contact numbers provided in your Wolfbrook Warranties and Maintenance information pack and we will get one of our team on the job and ensure your new property is up to standard. Alternatively, you can contact suppliers direct on the numbers provided if you believe there is a defect in the product quality.

### Is my Wolfbrook home covered by a Master Build Guarantee?

A Master Build Guarantee is one of a number of residential build guarantees available in New Zealand. While it is a great product, we feel it is best suited to new build contracts where progress payments are taken by the builder. When your sales agreement goes unconditional you will pay a 10% deposit and nothing further until settlement. Your deposit on your new Wolfbrook property will be held in a Solicitors Trust account until the property is completed, title is issued, and settlement takes place.

Some of the other benefits offered by a Master Build Guarantee such as a 10-year structural warranty are also covered by the Building Act and Manufacturers and Suppliers warranty or guarantee.

If you would like further information on the above, don't hesitate to reach out to our team to discuss.

# 2 Year Rental Guarantee

We understand that investing in property can be daunting – that's why at Wolfbrook we've decided to take some of the guesswork out of it for you. We are offering a 2 Year Rental Guarantee\* if you buy from us and choose to have your property managed by us. Like we said, we stand by our product... and our word.

\*T&C's apply please visit [www.wolfbrook.co.nz](http://www.wolfbrook.co.nz)



All images are artist's impression only



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## Residents Society

Your new property will have a freehold title – you own the land, and anything built on it, but as you share common areas (or walls) with your neighbours its best to have an agreement that protects your property long into the future. A Residents agreement does just that – it sets up a professionally managed Residents Society that helps manage and maintain the communal facilities of the development for benefit of all owners. It will ensure the development is adequately insured and common areas are safe, clean and a well-presented environment.

For more information visit [wolfbrook.co.nz/residents-society](http://wolfbrook.co.nz/residents-society)

### ESTIMATED ANNUAL LEVY

# \$3000-\$3500

### INCLUDING INSURANCE

The levies stated are indicative only and subject to change.

The establishment of a Residents Society is not guaranteed and may not apply to this development.



# Why buy from Wolfbrook Residential

Our core focus is on leveraging infill sites within city parameters that benefit from existing infrastructure. Projects in these locations also prevent unnecessary urban sprawl and support greater utilisation of public assets.

Wolfbrook Residential is being built on a reputation of sound financial performance, efficient delivery and value for money, exceptional communication with clients, excellent time-frame performances and the highest quality in design and built form. When it comes down to it, we know the value of our clients'

homes matter. That's why we'll always build in high-growth areas that are benefiting from continued capital growth. Each development is carefully considered from a design perspective to optimise the specific location from and to suit the geographic location and community make up. Our projects are turnkey ready for homeowners and/or tenants to move into on completion.



Completed development at Dellwood Ave, Auckland



## Our Building Guarantees

### Home Completion Guarantee

Your payments to us are 100% secure, ensuring that you receive your new home.

### Total Price Guarantee

We guarantee the price we give you is the price you'll pay for your new home.

### 1 Year Defects Warranty

If your new home isn't quite right we'll fix it.

### 10 Year Structural Warranty

Your new home will stand the test of time.

[www.wolfbrook.co.nz](http://www.wolfbrook.co.nz)



# Completed Developments

WOLFBROOK HAVE COMPLETED OVER 1200 PROPERTIES THROUGHOUT NEW ZEALAND. BELOW IS A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS.



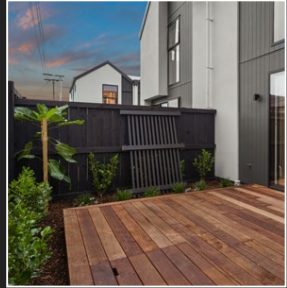
**LINCOLN ROAD**  
 Addington, Christchurch  
 60 Residential Units



**WHITELEIGH AVENUE**  
 Addington, Christchurch  
 5 Residential Units



**EDMONTON ROAD**  
 Henderson, Auckland  
 9 Residential Units



**17TH AVENUE**  
 Tauranga  
 7 Residential Units

# The 5 Step Purchase Process

1

## Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

## Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

## Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

## Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

## Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

# Meet The Team

## Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



**Hamish Cowan** | Founder and Director  
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



**Jordan Gosden** | Operations Manager  
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



**Suzanne Hill** | New Build Property Investment Specialist  
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.





**equiti.co.nz**

info@equiti.co.nz

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