



OTAGO

Lot 808, Woolshed Road, Hanley's Farm,
Queenstown

equiti

Licensed under the REAA 2008

TURNKEY HOME & UNIT LAND PACKAGE



**Lot 808, Woolshed
Road, Hanley's Farm**

For Sale: \$1,716,000

Rental Assessment:

House \$1,100 - \$1,225 pw







Unit: \$550 - \$600 pw

A great 3-bedroom turnkey new home package with 1-bedroom unit attached is now available for purchase in popular Hanley's Farm, Queenstown.

The main home has an open kitchen, dining and living area. The home will suit many family situations with 3-bedrooms, 2-bathrooms, and double car garage with laundry inside.

Designed to capture the views, this home and income property is your opportunity to lay down foundations for a family home with income stream attached.

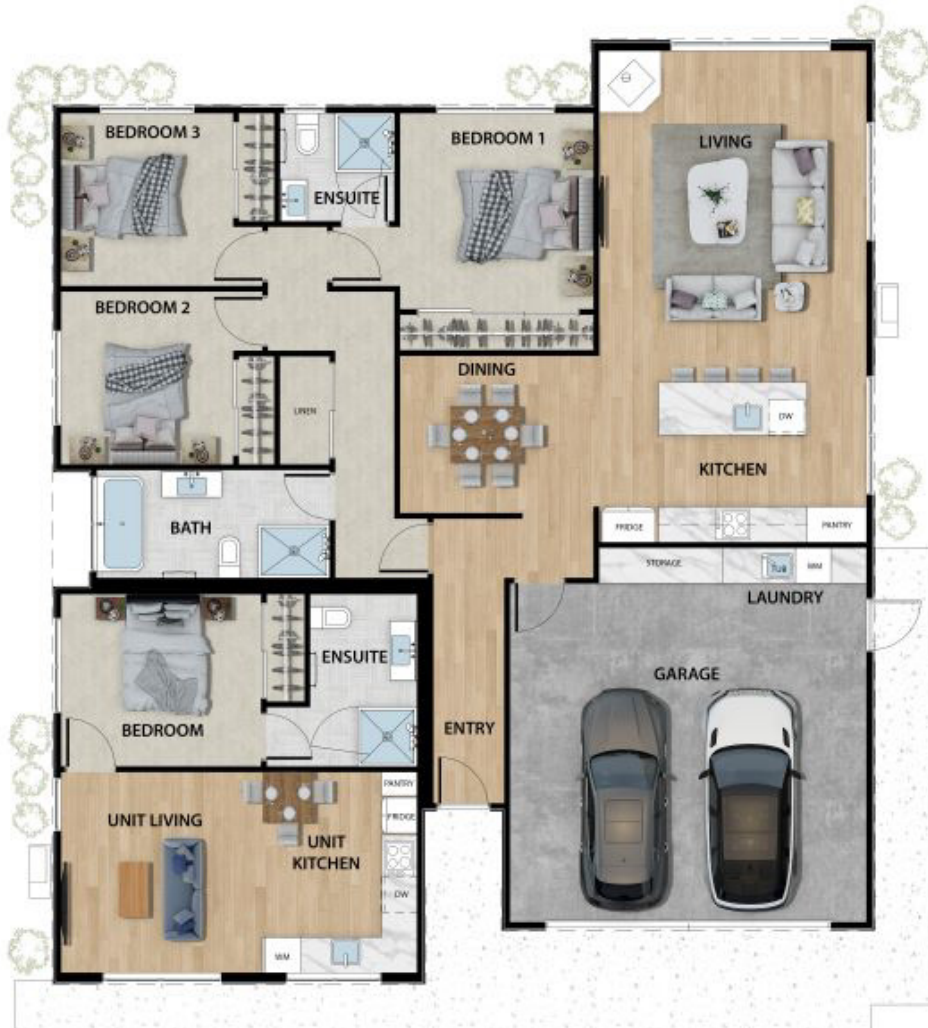
Specifications

-  Section Size 376m²
-  Floor Area 196m²
-  Bedrooms 4
-  Bathrooms 3
-  Living 2
-  Garage 2









HOUSE PLAN

Lot 808, Woolshed Road, Hanley's Farm, Queenstown



Specifications

-  Bedrooms 4
-  Bathrooms 3
-  Living 2
-  Garage 2
-  Length 15.76m
-  Width 13.72m



HOME FEATURES

Lot 808, Woolshed Road, Hanley's Farm, Queenstown

INTERNAL

- Custom Nordzco kitchen joinery
- Fisher & Paykel appliances
- Custom wardrobe systems
- Window treatments
- Windsor door hardware
- Undertile heating
- Tiled bathroom floors, skirts, shower walls & bath splashback
- Laundry cabinetry
- Metro Fires Wee rad wood burner
- Ducted Rinnai heat system to main and high wall to unit

EXTERNAL

- Maxraft insulated 300 slab
- James Hardie Vertical Oblique
- Vertical Shiplap larch
- Coloursteel Superdek roofing
- Dominator Insulated Garage Door
- Concreted driveway, paths & patio
- Soft landscaping
- Protecture Exterior Joinery with Double glazing, Low E and Thermal heart




THE LOCATION

Hanley's Farm stretches harmoniously between Lake Wakatipu, Deer Park Heights and The Remarkables on State Highway 6 to Invercargill. The development is 13-kilometers from central Queenstown, and 6-kilometres from Frankton.

Hanley's Farm has a primary school, day care, an epic pump track, two playgrounds, fitness area and Café Bar. And if you didn't know already, it's near the Jack's Point Golf Course & Clubhouse, and the Remarkables Ski Field!



Rental Appraisal



7th July 2025

Lot 808, Hanley's Farm, Queenstown

To whom it may concern, we have been instructed by Fowler Homes, requesting us to complete a rental appraisal for the abovementioned property for prospective leasing.

We note this appraisal is undertaken in accordance with the agreed permission of the owner.

Description of Property

Address	Lot 808, Hanley's Farm, Queenstown
Bedrooms/Bathrooms	3/2 house & 1/1 unit
Land Size	376 sqm
Garaging/Car Parking	Double garage plus off-street
Build date	2025

We believe that a weekly rental of the proposed property is estimated to be between **\$1,100** and **\$1,225** per week for the three-bedroom home and **\$550** and **\$600** per week for the one-bedroom unit.


This appraisal is based on the current market conditions & comparable properties in the region.

Contact Details

We trust that this rental appraisal document is suitable for your current requirements, but should you need any further assistance please do not hesitate to contact the undersigned.

Mark Blake
Property Management
Mark@qproperty.co.nz
Mob: 021 221 9003

Whilst thorough rental-market research has been undertaken to provide this appraisal, Q Property Management accepts no liability. Please do not use the appraisal information for financial purposes.

 **Q PROPERTY**

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 **Rental Appraisal – Residential Property**

 **Q PROPERTY**

C01, 98 Gorge Road
Queenstown 9300 New Zealand
www.qproperty.co.nz



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.





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DISCLAIMER

This information has been supplied on behalf of the vendor. Accordingly, Equiti Limited and its contractors are merely passing over the information as supplied to us by the vendor. We cannot guarantee its accuracy and reliability and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Equiti Limited and its contractors do not accept any responsibility to any person for the accuracy of the information herein. Renders are an artist impression only.