FOWLER HOMES™
Est. 1984
YOUR STYLE OF LIVING

35 METZGER ROAD

Hanley's Farm, Queenstown



fowlerhomes.co.nz

ABOUT US

FOWLER HOMES™
Est. 1984
YOUR STYLE OF LIVING

PROUD TO BE LOCALLY OWNED AND OPERATED.



"Fowler Homes Queenstown is a family-owned and operated group home-building company. We are part of a nationwide building franchise that has been in operation since 1984. Our expert team offers a range of build services, including design and build, home-and-income packages, turnkey homes, investment properties, knockdown-and-rebuild, and architectural design services.

We lead a team of trusted local tradespeople to deliver quality service and workmanship. We value our people, and we are proud to support many local charities, sporting groups, and I Am Hope through our second Hope Home charity build project."

Jason McGirr
Managing Director
027 324 7666
jason@fowlerhomes.co.nz

MASTER BUILDERS

LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE

PROPERTY FEATURES

DUAL INCOME HOME

FOWLER HOMES™
Est. 1984
YOUR STYLE OF LIVING

35 Metzger Road, Hanley's Farm, Queenstown





Specifications

- Site Area: 533m²
- Floor Area: 241m²
- Bedrooms: 4
- Bathrooms: 3
- Living: 2
- Garage: 2

Features

Home & income

Open plan

Master ensuite

Laundry room

Indoor-outdoor flow

Price:
$1,950,000

Rental Assessment:

Main dwelling:
$1,200 - $1,300 per week

Unit:
$550 - $575 per week

FLOOR PLAN


UNIT
LIVING
DW
FRIDGE
PANTRY
WM
STORAGE
BATHROOM
UNIT
BEDROOM
HWC
WIR
BEDROOM 3
BEDROOM 2
ENSUITE
WIR
BEDROOM 1
STORAGE
LINEN
BATHROOM
HWC
WIP
KITCHEN
FRIDGE
DW
GARAGE
LAUNDRY
TUB
WM
DRYER
ENTRY
DINING
LIVING












HLA
KAI

LOCATION

FOWLER HOMES™
Est. 1984
YOUR STYLE OF LIVING

Hanley's Farm has established itself as one of Queenstown's sought-after residential developments.

This thoughtfully planned community is highly regarded by both growing families and astute investors due to its strong capital growth potential, modern infrastructure, and exceptional lifestyle appeal. Strategically positioned to maximize sun exposure in an alpine climate, the neighborhood offers a pristine, safe, and family-oriented environment that consistently attracts high-quality, long-term tenants.







For families, the neighborhood features expansive green spaces, two playgrounds, a pump track/skate bowl, and recreational trails right on its doorstep. A major drawcard is the local primary school, Te Kura Whakatipu o Kawarau, which allows children to safely walk or bike to school within the community. Coupled with its close proximity to Jack's Point, and the Frankton shopping hubs, high school, day care and Queenstown International Airport, Hanley's Farm provides the seamless daily logistics that modern families require.

For investors, Hanley's Farm represents a robust addition to any portfolio. Queenstown's rental market remains in high demand, and this subdivision specifically targets the region's core demographic of working professionals and families seeking long-term stability. The high standard of surrounding buildings, combined with nearby commercial developments and Remakables Ski Field, ensures enduring rental yields and strong future resale value.

Whether you are looking to secure a premium family home or a high-performing asset in New Zealand's most resilient property market, Hanley's Farm delivers on every front.

HOUSE SUMMARY

FOWLER HOMES™
Est. 1984
YOUR STYLE OF LIVING

Address	35 Metzger Road, Hanley's Farm, Queenstown
Typology	3-bedroom main dwelling with attached 1-bedroom unit
Floor Area	241m²
Land Area	533m²
Exterior	James Hardie Stria weatherboard, Vertical timber cladding, Colorsteel 5-rib roofing
Floor Coverings	Carpet: 130kg 11mm underlay Laminate: extra-wide laminate planks, 9.5mm thick with Pergo quiet step combi lay Tiles: fully tiled bathrooms with undertile heating
Windows	Solux E double glazing and thermal heart joinery
Window Furnishings	Drapes and Roman blinds throughout. Roller blind in the kitchen
Hot Water	Electric
Heating	Main home: Daikin ducted heat system and Metro Wee Rad wood burner in the living area Unit: Daikin high wall heat pump
Appliances	Fisher & Paykel appliances in both the home and unit: dishwasher, induction cooktop, rangehood and oven
Laundry	Internal custom-designed laundry
Aspect	Northern
Outdoor Features	Low-maintenance garden, exposed aggregate concrete driveway, and decking
Views	Mountain views of the Remarkables Mountain Range, and Coronet Peak
Parking	Double garage and off-street carpark
General Features	Indoor/outdoor living, sunny, spacious, decking, mountain views, kitchen featuring custom joinery, primestone benchtops and walk-in pantry