

NEW SETTLERS



Artist impression

**MILLBROOK**
QUEENSTOWN | NEW ZEALAND



Indicates location New Settlers, Settlers Way



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INTRODUCING NEW SETTLERS ...

An exciting new neighbourhood of four homes, each enjoying plentiful year-round sun and stunning mountain views. These gorgeous homes nestle easily into the surrounding landscape.



NEIGHBOURHOOD AND SITE PLAN

Sited on the popular and well-established eastern side of Millbrook Resort, New Settlers is located in close proximity to the grass tennis courts and the popular short game practice area at Foxs Rush, where you can perfect your chip and putt.

Located on the vacant land that straddles Settlers Way and McKillop Lane, good separation to the north and south is achieved due to the unique two-street frontage.

These New Settlers homes are just a short stroll to the superb facilities of Millbrook's Resort Centre and a short drive to the beautifully scenic and historic village of Arrowtown.

These north facing homes will enjoy long sunshine hours in this delightful neighbourhood with wonderful mountains views of the Wakatipu Basin.





MCKILLOP LANE

EXIST
TREE

1
412m²

2
358m²

3
369m²

4
361m²

SETTLERS WAY



500mm wide schist lawn edge - step down 180mm from terrace



Pavers by interior designer



700mm high x 500mm wide free standing schist stone walls



Broom finished concrete steps



150mm wide concrete mowing strip



Compacted gravel surface to fenced off service yard



1.2m high free standing schist walls with 300mm cotswold capping



Fine exposed aggregate concrete vehicle courtyards with schist on edge inlay on boundary and sawcut details



Japanese Elm
Zelkova serrata



Liquidambar
Liquidambarstyraciflua 'Worplesdon'



Bechtels' Crabapple
Malus ioensis 'plena'



Yoshino Cherry
Prunus yedoensis 'Awanui'



Smoke Bush
Cotinus coggygria



Mexican Orange Blossom
Chosya ternata



Pittosporum
Pittosporum tenuifolium



Evergreen Magnolia
Magnolia grandiflora



Hebe
Hebe 'Snowdrift'



Hebe
Hebe evanosa



Laurel Hedge
Prunus lusitanicus



Rock Rose
Cistus salvifolius 'Snowmound'



Lavender
Lavendula x Intermedia 'Supa'



White Rhododendron
Rhododendrum 'Boule de Neige'



Hydrangea
H paniculata grandiflora 'Kyushu'



Viburnum
Viburnum tinus lucidum



Lilyturf
Liriope muscari 'Royal Purple'

MASTERPLAN

The placement of these New Settlers homes has been carefully considered to maximise each homes privacy, north-facing sun, and golf and mountain views.

Landscape works have been designed by award winning Landscape Architects Baxter Design Group who have brought together the best elements of Millbrook, including schist stone walls, soft green hedges, specimen deciduous and evergreen trees and lush lawn areas.

The striking schist stone soldier course walls along the street front of the private motor courts are complemented by a superbly diverse landscape plan.

Each home is located on its own freehold title with land areas ranging from 358m² to 412m².

With easy drive in access from Settlers Way on the southern side, these homes are nicely elevated above McKillop Lane, providing sheltered north facing outdoor living areas.



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GROUND FLOOR PLAN

The ground floor plan illustrates a symmetrical four-unit residential building. Each unit is equipped with a Living room, Dining room, Kitchen, Sunroom, and Courtyard. The units also feature a Garage, Entry, Stair, and various storage areas (WC, PTRY, LDY, COAT). The building is surrounded by landscaping, including trees and a path. A 'CART SHED' is located near the bottom left.

Designed by Haden Emslie Architecture, a feature of these homes is the stunning central pre-cast concrete spine which is complemented by timber panelled feature walls that wrap from the entry to the kitchen.

Award winning specialist kitchen and bathroom design company Ingrid Geldof Design have designed the kitchen, pantry, laundry, wardrobe spaces and all bathrooms ensuring stunning yet functional spaces.

The spacious single garage has convenient internal access and an additional separate lockable golf cart shed provides further storage for bikes, golf clubs, skis or other sporting equipment.

FIRST FLOOR PLAN



The partially covered expansive outdoor entertaining area with electrically operated louvre, built in fire and BBQ links effortlessly via a level threshold, from the dining and living areas and enjoys excellent sunshine hours.

Each home is well insulated and heated via both a gas fired hydronic under floor and radiator system along with a ducted heat pump system to each of the three bedrooms. Complementing this is the feature gas fire within the living room.

With no further land options available to build within this highly desired established neighbourhood - don't miss this final opportunity to secure your slice of 'Eastern' paradise.

FLOOR AREAS

Ground Floor:	139.0m ²
First Floor:	132.0m ²
Cart Shed:	10.6m ²
Total:	281.6m²



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AN ADDRESS TO BE PROUD OF

Set amongst some of the world's most spectacular scenery, New Settlers homes will offer owners a desirable lifestyle option sought after by many.

Combining traditional Millbrook with contemporary styling these homes offer a masterful meld into the established neighbourhoods of Settlers Way and The Mews.

Contemporary fit out and interiors combined with a functional floor plan ensure these homes are perfect for all options - live in, lock and leave or make available to the Millbrook rental programme when not in use by your family and friends.

Millbrook's developments of home and land products are a proven and popular choice for buyers – and a hassle free option to own a new home at Millbrook at an agreed price.

Contact the Property Team for further information.

KEY FEATURES

- Only four freehold homes designed by Haden Emslie Architecture
- Gas fired hydronic radiator heating to all living spaces, bedrooms and entry lobby with hydronic underfloor heating to the tiled areas of the ground floor
- Landscape design by award-winning Baxter Design Group with automated irrigation system
- Established neighbourhood with grass tennis courts and chip and putt golf practice area, close to Resort facilities
- Bespoke kitchens, bathrooms and laundries by Ingrid Geldof Design
- Alarm system, UFB, reticulated gas
- Hassle free option to purchase a brand new home at Millbrook



For more information

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