



For Sale

Location: **Queenstown**
Asking: **POA**
Type: **Accommodation-Other**

Substantial land holding in a prime location, just minutes from key Queenstown highlights & the airport, that offers you a fantastic accommodation business, with great potential to add your own flair & increase the profits!

Extensive Land & Accommodation Opportunity in Queenstown

1. Prime Land, Buildings & Business ready for new owners
2. Charming homestead, cottages and barn buildings
3. Offering 8 beautiful well-appointed fully self-contained apartments
4. Located amongst rural and mountain views, with mature landscaped gardens
5. Key location: only 15min approx. to the International Airport and Queenstown
6. Numerous repeat guests, Qualmark accredited, with outstanding accolades from OTAs
7. Millbrook golfers, weddings, and events, provides excellent financial spinoff
8. Plus, there is significant potential for future development!

On offer here is a substantial land holding in a prime location, just minutes from key Queenstown highlights, and the airport, that offers you a fantastic accommodation business, with great scope and potential to add your own flair to the complex and increase the profits Plus a new owner can either occupy one of the apartments, or simply put a manager in to oversee the business! Everyone wants to come to NZ! The borders are open, and the tourists are returning!

Do the math If you are a savvy investor, who loves to have Queenstown on your doorstep, then we encourage your early viewing now, as this offering wont last long in the market place. Its reputation and repeat customer base is simply outstanding!

Nestled in the heart of the Whakatipu Basin

Set on 15,711m² (nearly four acres) and situated just below the foot of Coronet Peak Ski Resort, this incredible property and business, is located in a stunning rural landscape with epic mountain views. Its spacious, modern, and fully self-contained apartments are in an idyllic, peaceful country setting in the heart of the beautiful Whakatipu Basin. Spoilt for choice, this property is just minutes by car to Queenstown, Arrowtown, The Hills and Millbrook Golf Resorts and Coronet Peak Ski Resort.

Accommodation

The 8 self-catering apartments, are made up of the traditional Homestead buildings, the Homestead, Barn, Cottage and two Hideaway studios. Having been extensively renovated inside and out, each apartment also has its own barbeque and decking area, and parking along side, as well as Sky TV and WIFI. The homestead encompasses four apartments, and the other 4 apartments are stand-alone, each in their own private setting among mature trees and landscaped gardens, adding to the special charm and character that Willowbrook is known for. The property also features a beautiful outdoor spa pool area with views up to Coronet Peak, which is a real highlight for many guests. It also features a full-size tennis court. The pool of apartments provides much flexibility from romantic couple getaways to families ski holidays, or booked as a whole for extended family occasions.

Contact:

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Business hours: 9am to 6pm

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Main House: Consisting of 4 self-contained apartments (King Studio; Twin Studio; Queen Studio; & a Two Bedroom Apartment), is accessed off Main House driveway, with parking for four vehicles, all the apartments are well-appointed and offer all the comforts of home, blended with the cosy feel of the homestead.

The Barn: The stand alone & self-contained Barn is accessed off a separate driveway, with parking for two vehicles. The Barn offers a beautiful rural outlook and has its own covered deck area with barbeque. Tastefully redecorated and extremely private, this is a favourite for many repeat customers.

The Cottage: The stand-alone & self-contained Cottage is also accessed off the separate driveway, with parking for two vehicles. It oozes charm and character, but has all the conveniences of today, perfect for summer holidays or winter snow retreats where the underfloor heating means you'll always be toasty warm.

Hideaway Studios: The two identical studios are within one building, containing two self-contained apartments, with parking for one vehicle, per apartment. They each have their own outdoor area overlooking the tennis courts and gardens.

Additional Features:

1. Magical outdoor spa area, surrounded by mountain views, landscaped gardens and decking
2. Four friendly onsite sheep that are the highlight for little and big guests!
3. Tennis court and playground area
4. Purpose-built, large enclosed area with a concrete pad and two power supply outlets, suitable for caravans
5. Parking for 10 cars
6. Shared laundry in the main homestead, shared laundry at the Hideaways Apartments
7. Two outdoor sheds, for tools and mowers

Potential & Opportunity

1. With the provision of 1 or 2 caravans in the purpose-built area, staff could easily be accommodated onsite, or you could offer alternative boutique caravan accommodations
2. The land section at the front, adjacent to the road, which is approx. 0.75 of an acre, has potential to either build a new owner/manager residence, or to put on additional apartments and add to the accommodation pool, subject to local council consents.
3. New owners could reside in one of the apartments while managing the complex.
4. With the addition of a permanent marquee, potential opens up for significant events, functions and weddings to occur with onsite accommodations (all subject to local council consents).

Home & Income OR Investment?

If you would like a home and income opportunity that provides a wonderful lifestyle-balance, in one of New Zealand's top tourism regions, by owning and residing in this stunning property, you can have a solid accommodation income stream, and be running your own boutique accommodation business.

Or if you're an astute investor, you'll see the huge value in this property and business, and put a manager in place in one of the apartments, while you build more into the complex (subject to consents) and make your own mark on this beautiful property.

This property and business is seriously on the market! Our vendors are ready to move on, and want to pass this special business on to new owners, who can easily continue to run it as it is, or make their mark and develop it further. Perfect for a couple to run, or an extended family, the local schools are excellent if you have children.

For Information or to Arrange a Viewing

You can request full access to the information for this property by registering on our website tourismproperties.com. Then we invite you to come and view this breathtaking Queenstown property. Early viewing is strongly encouraged you won't be disappointed!

Please contact Expert Accommodation Business Broker Adrian Chisholm, AREINZ, on 021 727 888 or outside of New Zealand on +6421727888, or by email, Adrian@tourismproperties.com

We look forward to sharing this beautiful property with you.

Business Resources

Queenstown International Airport: Conveniently located approx. 15min by car from the Airport, Willowbrook is centrally located in the Wakatipu Basin, making for easy access and travel times – and pick-ups, for when the extended family or other guests arrive.

Skiing Resorts: No matter your level or comfort, you are spoilt for choice in wintertime! Queenstown and the surrounding areas have ski resorts for all abilities and travel groups, here are some approx. travel times to the four main resorts close to Willowbrook:

1. Coronet Peak Ski Resort – 20 minutes from Willowbrook
2. The Remarkables Ski Resort – 45 minutes from Willowbrook
3. Cardrona Ski Resort – 60 minutes from Willowbrook
4. Treble Cone Ski Resort – 90 minutes from Willowbrook

The Hills: The Hills, a feature of the region is renowned for it's picturesque golf course, stunning mountain views, airy club house & modernist art sculptures. It is only 6minutes (approx.) from Willowbrook.

Millbrook Resort: Willowbrook is approx. 3km from Millbrook Resort, which hosts a plethora of international and national events, such as the NZ Golf Open, and the resort is home to several wonderful eateries and restaurants, as well as the world class golf course.

Queenstown: Close enough that you can enjoy all it offers, the luge, the gondola, the fine dining, and yet it's an easy 15 minutes drive back home to Willowbrook, back to serenity, peace, and rural views, along with a night time spa!

Arrowtown: A local highlight and only approx. 4 minutes from Willowbrook by car. The Arrow river, the loop track, the summertime swims, are within easy reach, and the restaurants delight at night.

NB: All times and distances are approximate.