

HOUSE & LAND PACKAGES



RIVER TERRACE
CROMWELL

Land of Opportunity

A boutique offering in the heart of Central Otago.

River Terrace is located only 3km from the bustling township of Cromwell.

Centrally located between Queenstown and Wanaka, access recreational offerings, or easily travel further afield. River Terrace is only 45 minutes from Queenstown's regional airport, fine-dining and premium retail offerings, and 35 minutes from Wanaka's vibrant town centre.

Easily accessible, but a world away.



Site boundary shown is indicative

**There's a lot with
your name on it**

Set in the growing heart of Central Otago, River Terrace enjoys breathtaking scenery, vivid landscapes and endless outdoor experiences.

Experience all the amenities and outdoor opportunities that Cromwell and nearby Lake Dunstan have to offer, whilst tucked away among the mature orchard growth. If you're looking for your dream home, complete with office and garaging for all your toys, River Terrace can be your idyllic country escape.



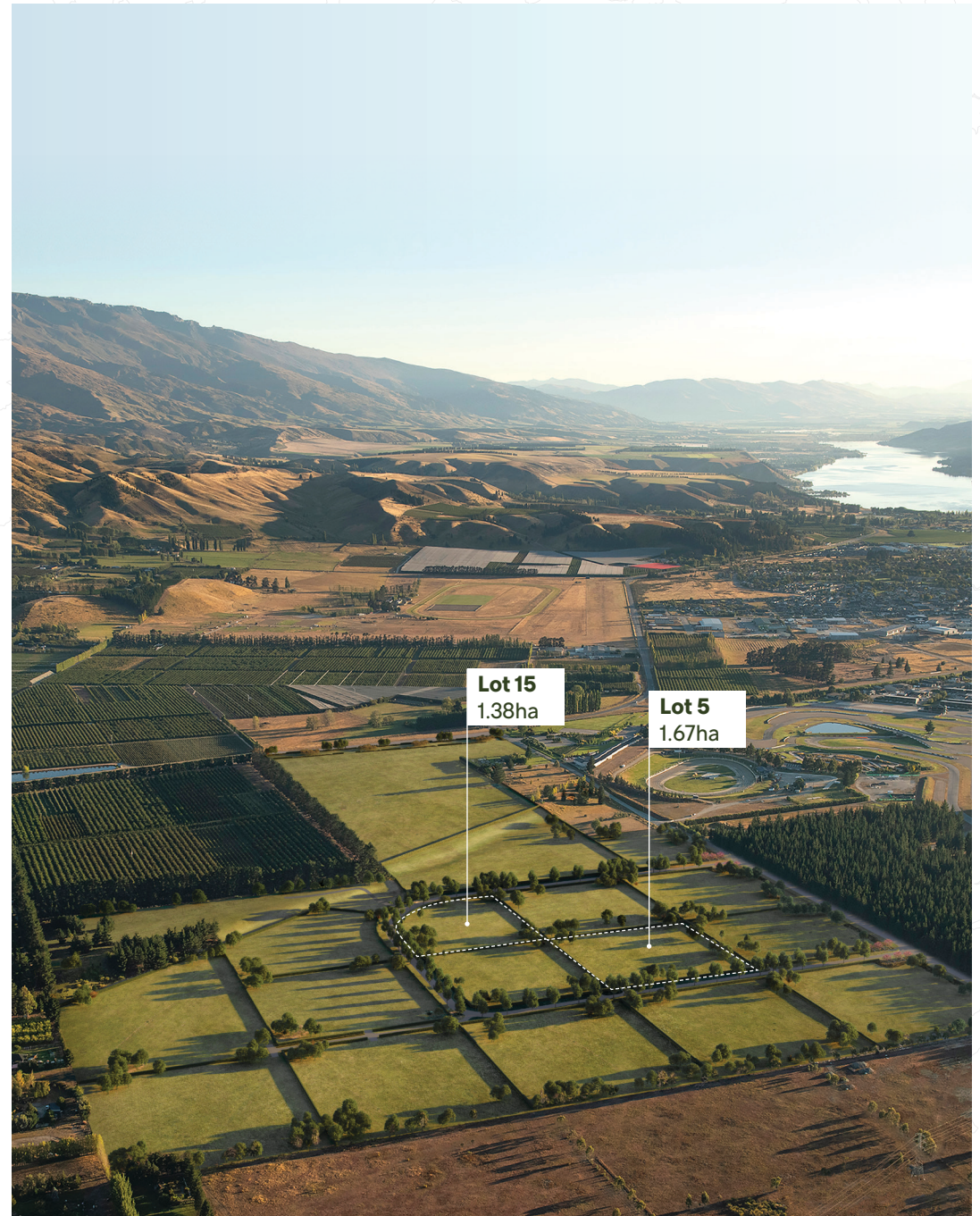
Artist impression of the River Terrace landscaping.

Premium lifestyle, limited supply

Of the 17 expansive sections at River Terrace, Lot 5 and Lot 15 are our two exclusive house and land options. The hard work has been done for you with these exclusive turn-key properties.

Come home to a masterfully designed space, complete with a 5-bay shed, extensive grounds, vehicle courtyards and quality landscaping. Construction is already underway on these beautiful architecturally designed homes.

Lot areas subject to final survey.





House & Land Packages

LOT 5 AND 15

These designer house and land packages come with everything you need for your new rural lifestyle. The only thing missing is the horse.

333sqm approx. dwelling (incl. garage)

200sqm approx. 5 bay workshop/shed

Priced at \$2,750,000 (incl. GST)



4



2



2



2



3



1



Turn the key

TO YOUR COMPLETED NEW LIFESTYLE PROPERTY IN CENTRAL OTAGO

Beat the rising build costs and lock in your brand new home and Central Otago lifestyle for 2022.

Beautifully specified throughout, positioned to always enjoy the Central Otago sun, with defined yet flexible spaces, these 4 bedroom home include a chef's kitchen with large scullery, 2-3 living areas, fabulous flow to the outdoors, office space, a double garage, and an additional separate 5 bay shed.

Sitting on spacious landscaped grounds, surrounded with majestic views, and just moments from fabulous amenities that will support you, support your family, and enhance your sense of adventure.

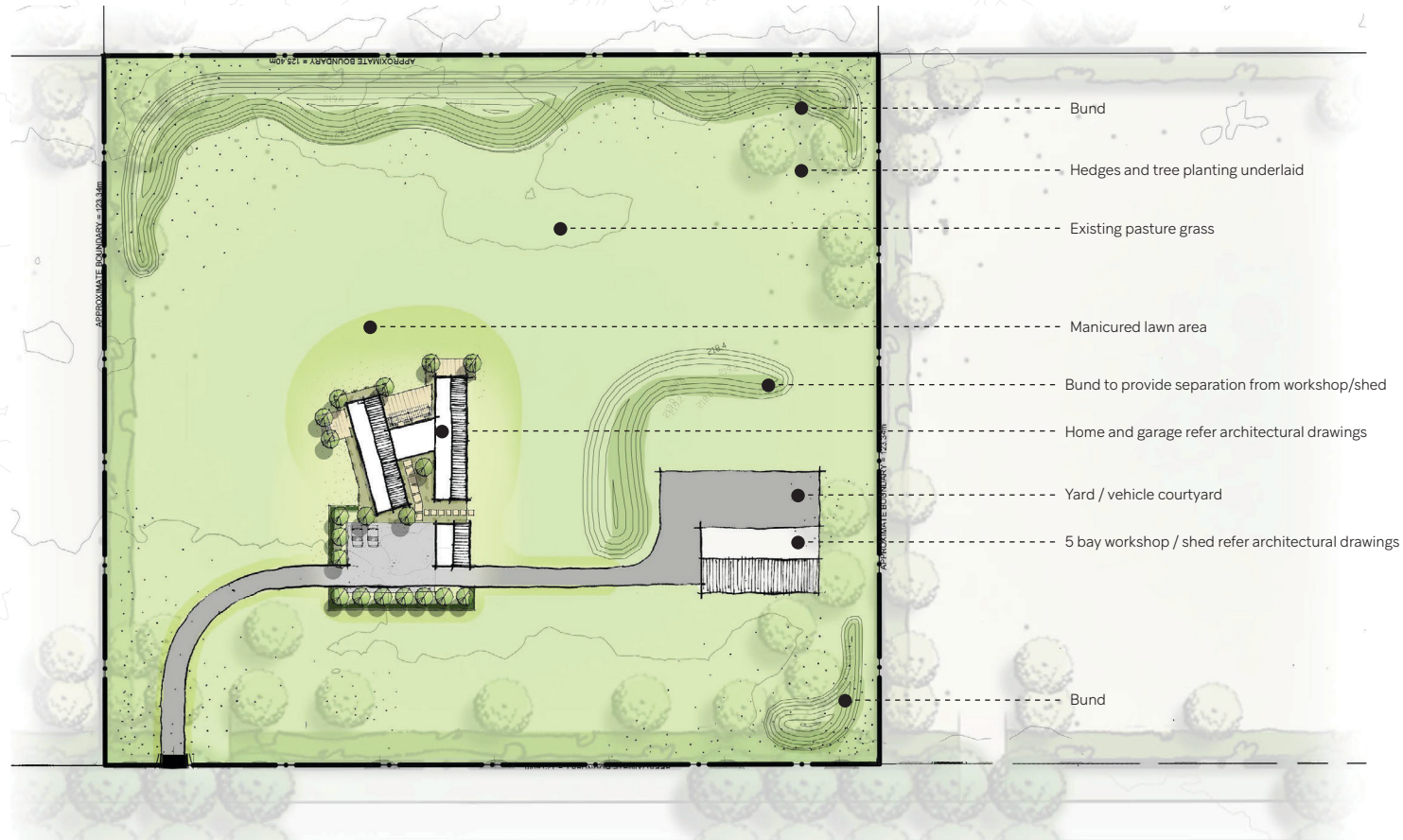
Whether you are looking to relocate your family to the warm dry Otago, grow your business to the next level, retire in the golden light, buy a quality lock and leave holiday pad, have the dream rural property that has the room to indulge in your hobbies, or simply want to park your money and get a decent bolt hold here for the future, owning in River Terrace will absolutely reward you.

All of this can be yours. Manicured, build completed, landscaped and ready just for you in 2022.



Site Plan

Lot 5



Land Area = 1.67 ha



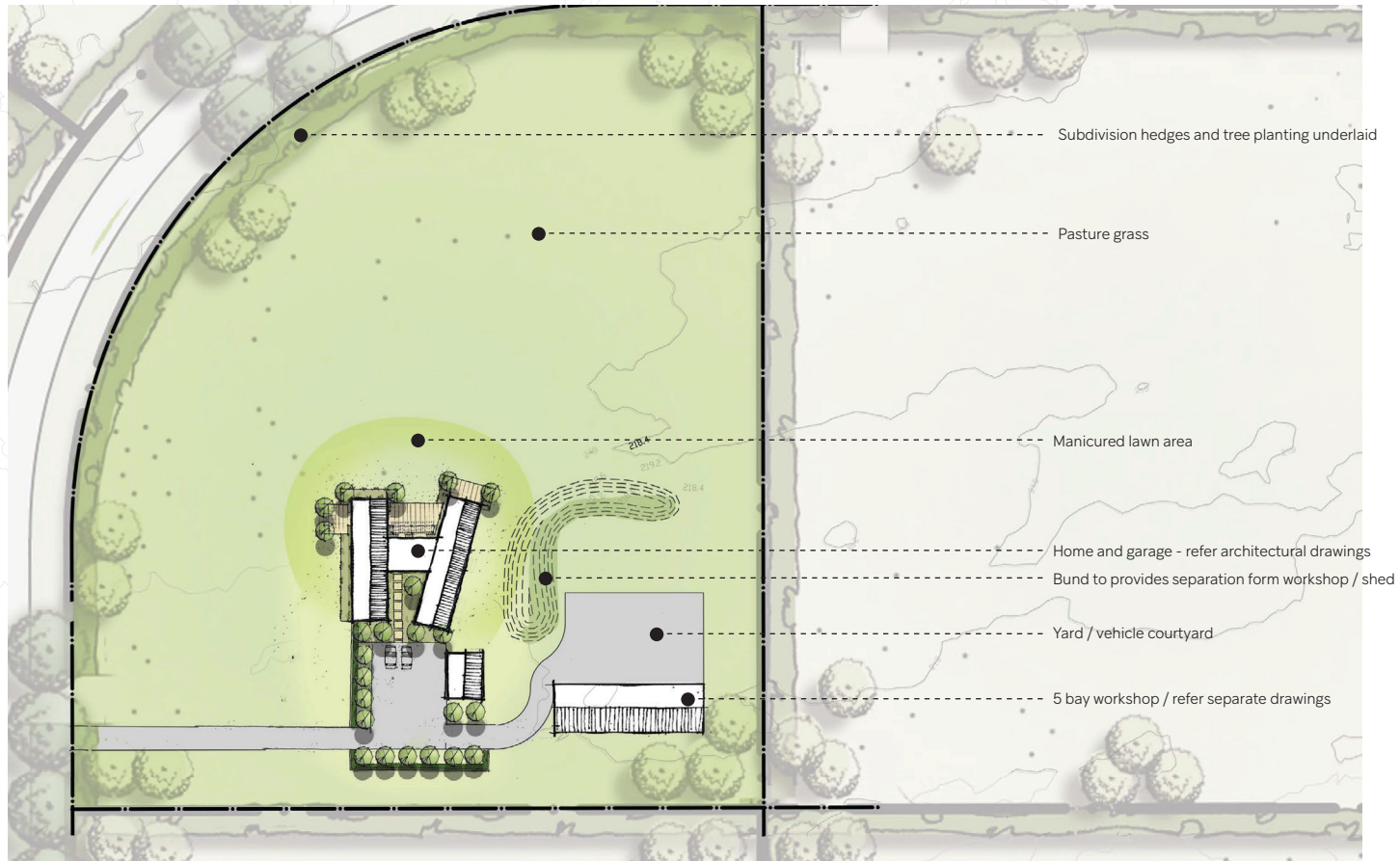
Landscape Concept Plan

Lot 5



Site Plan

Lot 15



Land Area = 1.38 ha



Landscape Concept Plan

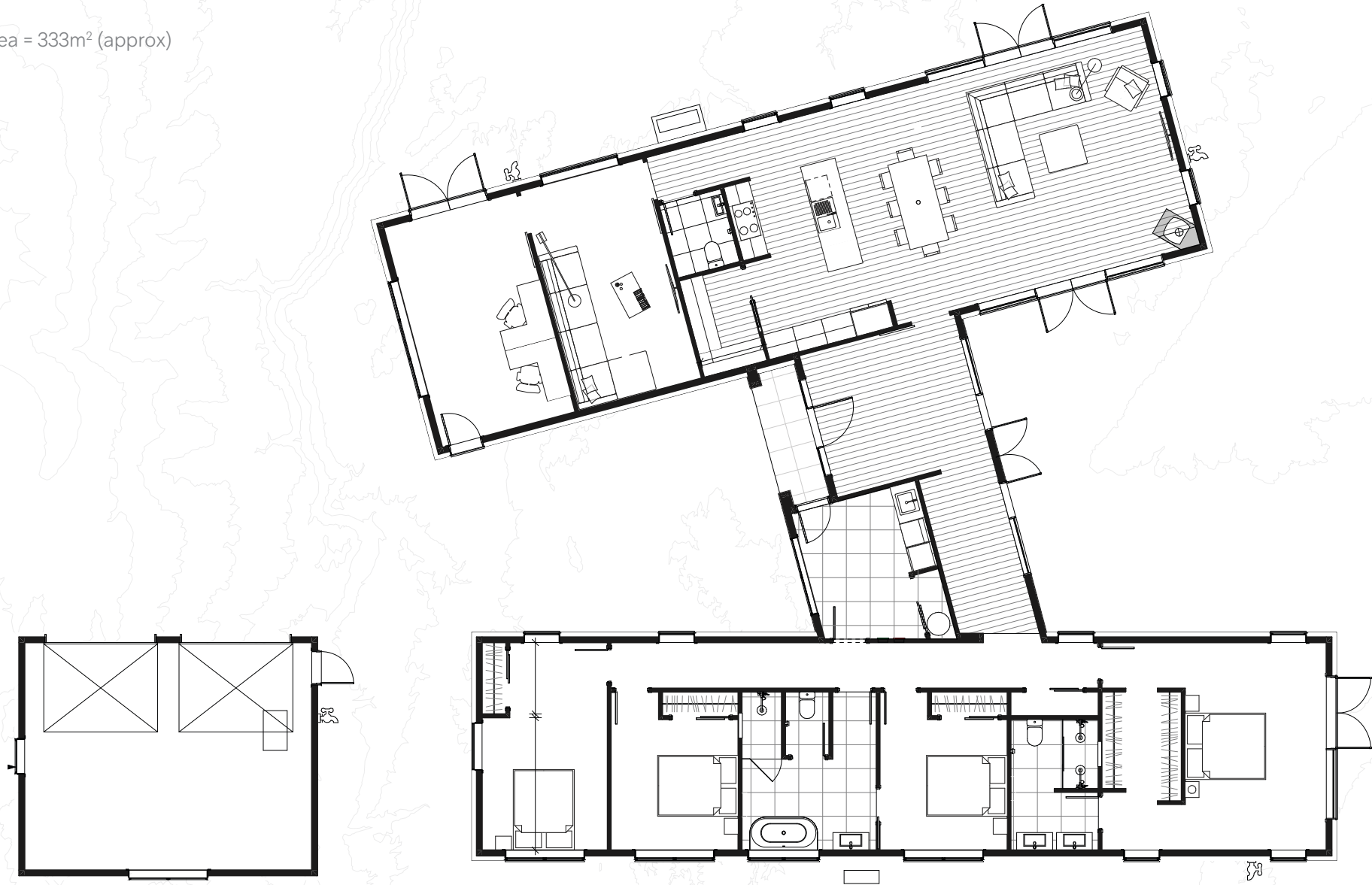
Lot 15



Floor Plan

Lot 5 & 15

Floor area = 333m² (approx)

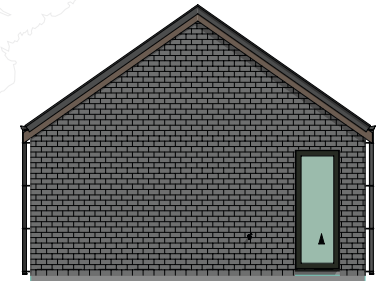


House Elevations

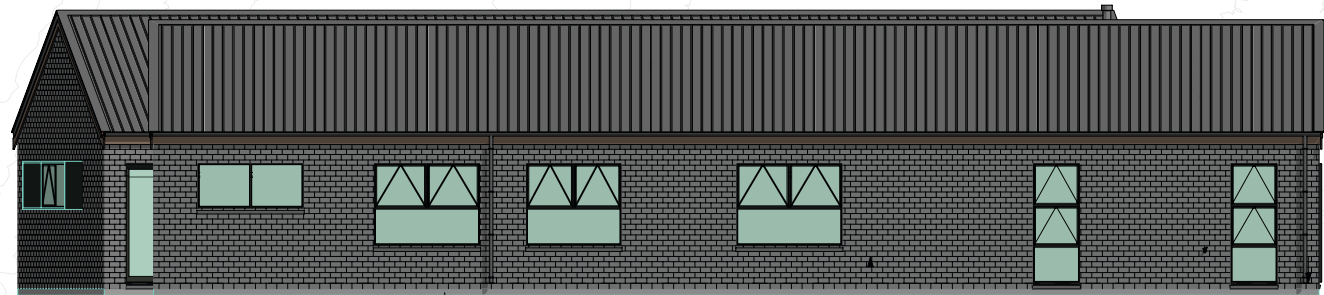
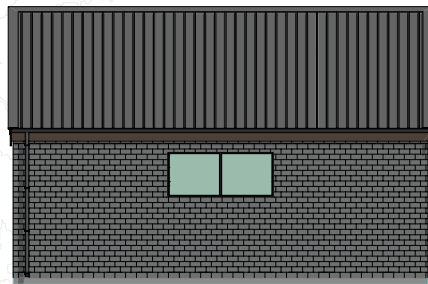
Lot 5 & 15



House North Elevation



Garage North Elevation



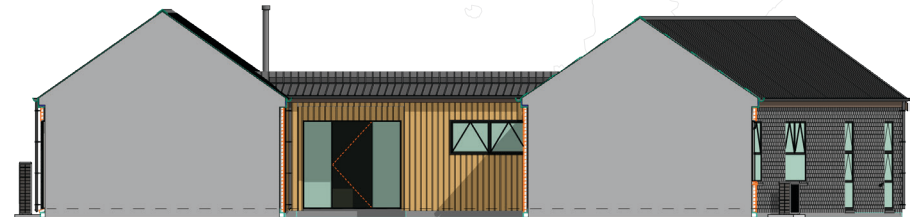
House & Garage East Elevation

House Elevations

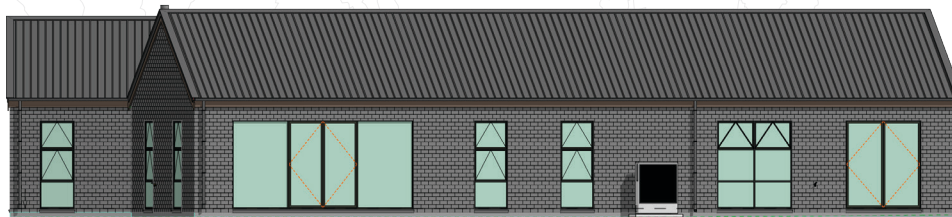
Lot 5 & 15



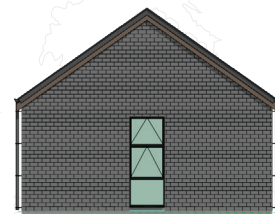
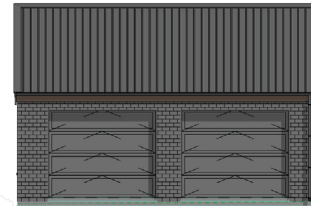
House South Elevation



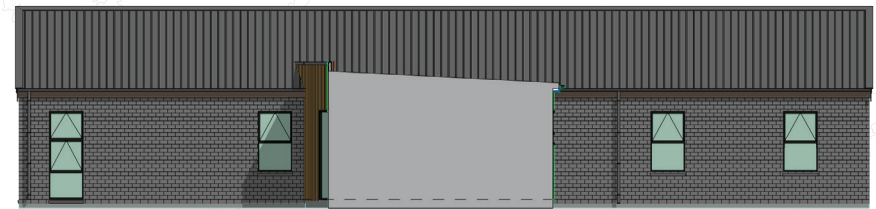
Internal South Elevation



House West Elevation



Garage South Elevation

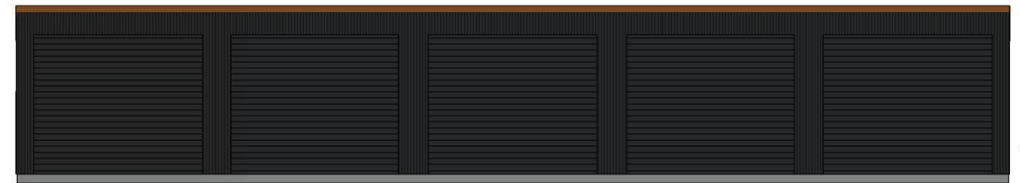
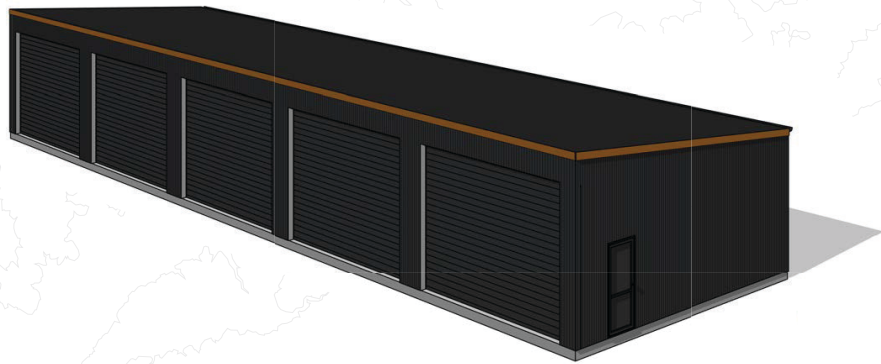


Internal West Elevation

Shed Plan

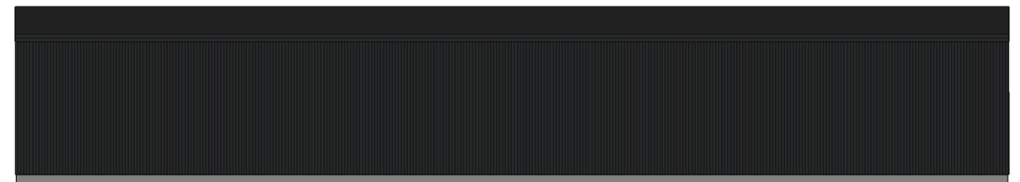
Lot 5 & 15

Floor area = 200m² (approx)

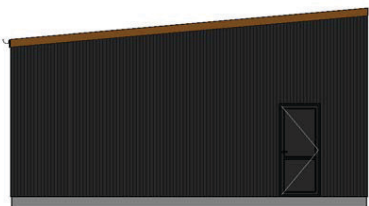


3500H x 4250W

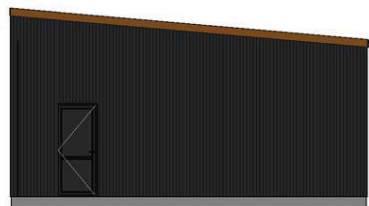
South



North



West



East

Construction Specifications

EXTERIOR FINISHES

- Cedar weatherboard in 'Wood-X Aspiring' Bagged Brick Cladding
- Stria Cladding
- 5-Rib Coloursteel roofing
- Aluminium Double Glazing with Thermal Heart - Powder Coated
- Dominator Futra Garage Door

INSULATION

- R3.6 Double layer ceiling insulation
- R2.6 Wall insulation

LANDSCAPING

- Rectangle exposed aggregate paver path to entry
- Evening & dining terraces with optional pergolas and fireplaces
- Specimen tree planting & hedges to frame gravel vehicle courtyard
- Bund to provide separation from workshop/shed Manicured lawn area
- Boundary hedges & tree planting



Paint Example



Paint Example



Interior Fixtures & Finishes

KITCHENS

- Artisan white gloss splashback (horizontally bricked pattern)
- Fisher & Paykel Induction 900mm cooktop
- 2 x Fisher & Paykel 600mm ovens
- Fisher & Paykel integrated 900mm rangehood Fisher & Paykel freestanding dishwasher 30mm Lucino benchtop
- 30mm stainless steel benchtop
- Melteca dawn grey naturale handleless cabinetry Greenstapware Galiano pull down sink mixer in brushed nickel finish

BATHROOMS

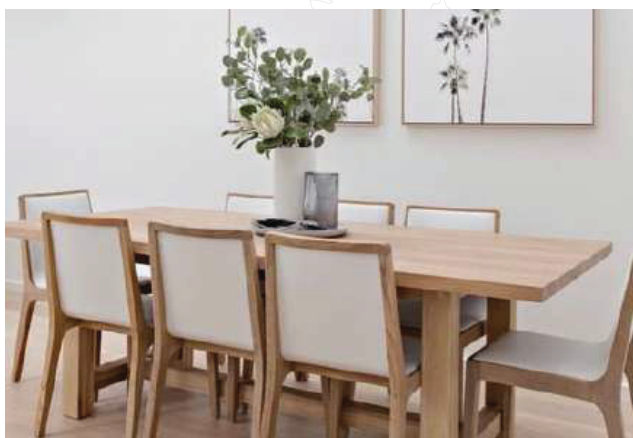
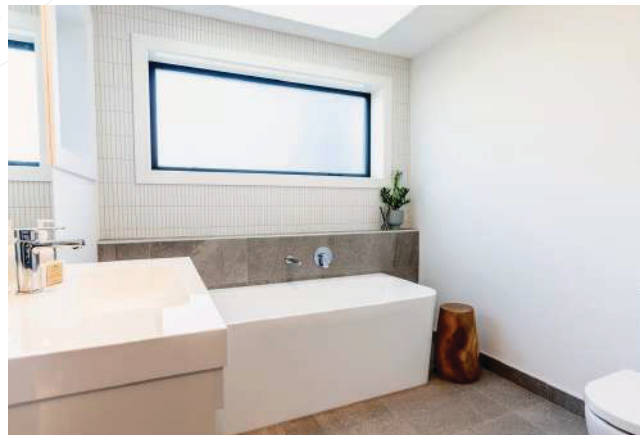
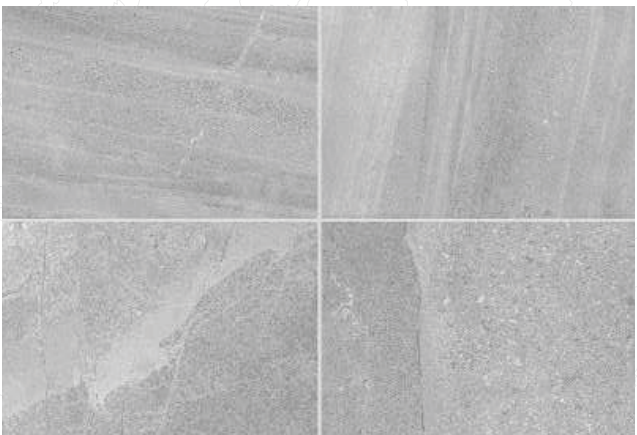
- Clearlite Bolero single drawer wall hung vanity with Methven mixers
- Athena Contro semi-freestanding bath

HEATING

- Bosca spirit 550 black fire
- Electric water heating
- Undertile heating in bathrooms
- Mitsubishi 11.2 kW ducted heat pump system & 14kW ducted heat pump system
- 2 x Lossnay energy recovery ventilation system added to both heat pumps

FLOORING

- Engineered timber - Congo Oak
- Bremworth Aviemore Basalt
- Shell grey matt tiles 600x600 (stacked)
- Veronca Nero matte tiles 600x600 (stacked)



Frequently Asked Questions

When will the House & Land Packages be completed?

Designer house and land packages are available now. These come complete with a 5-bay shed, yard, vehicle courtyards and extensive landscaping. The only thing missing is the horse! Expected completion for the house and land packages is from July 2022.

What is the settlement date for the House & Land Packages?

The settlement date is 10 working days after the date the code compliance certificate is issued.

Do the prices include GST?

Yes, GST is included in the pricing for all lifestyle blocks and house & land packages.

What are the deposit requirements?

The deposit requirements are 5% of the purchase price.

Are there any body Corp fees or an owners association?

Yes this will be looked after by the River Terrace Residents Society.

Frequently Asked Questions

Can my property be rented out?

Yes, long term rentals are permitted.

What is different about this development compared to any other in the area?

River Terrace is a unique lifestyle development with plenty of private space for the whole family and all the toys. Own one of 17 exclusive lifestyle blocks, sized between 1.32 to 3.92 hectares and create your own slice of paradise.

Who is the developer and what is their reputation?

Winton is dedicated to partnering with buyers to build a lasting legacy for generations to come. Winton is a privately owned developer with many large-scale projects currently in progress in New Zealand and Australia. Winton specialises in developing integrated and fully master-planned communities that are best by design, with superior building standards where no detail is overlooked. Winton has a portfolio in excess of 9,000 residential lots and apartments.

An iconic Kiwi playground

BANNOCKBURN

Go back in time to the gold rush era at Bannockburn Sluicings Historic Reserve. Walk or bike through this spectacular man-made landscape and visit the remains of dams, rock tailings and caves. Take in the sweeping views across Cromwell and Bailey's Gully. Then finish the day at nearby wineries and fantastic cellar doors and resuraunts along Felton and Cairnmuir road.

LAKE DUNSTAN

Experience the best of Central Otago's natural beauty right on your doorstep. Enjoy a bunch of fun filled family activities from walking and cycle trails along the pristine Lake Dunstan to fishing, boating, swimming, waterskiing and rowing. Whatever the season, there's something for everyone to enjoy.

OTAGO RAIL TRAIL

In an easy drive from River Terrace, you'll be at the start of the Otago Rail Trail, ready to enjoy some of the best cycling in New Zealand. This Original Great Ride links a chain of small communities each with its own unique charm and heritage. Discover a new dramatic view around every corner and taste the local produce and coffee at every stop.



Mountain biking



Hiking



Vineyards



Golf



Boating



Fishing



Explore the network of family friendly paths and walkways.

Watch as the countryside turns golden in Autumn.

Try your luck with the fishing rod or find a secluded picnic spot on nearby Lake Dunstan.

Land of opportunities



Conveniently positioned halfway between Queenstown and Wanaka, only 35 minutes from transport links, business and endless recreation opportunities.

World-class recreation, local hospitality

WANAKA

Only 35 minutes away, amongst the spectacular mountains and lakes, lies the lively township of Wanaka.

This picturesque location is bursting with things to see and do. Head out onto the crystal-clear waters of Lake Wanaka or hike a trail in UNESCO World Heritage listed Mt Aspiring National Park.

Visit award-winning wineries and craft breweries and enjoy world-class music, arts, and sporting events.

QUEENSTOWN

Leisure and luxury, or heart-pumping adventure. The choice is yours.

In less than an hour's drive you're in Queenstown, a natural playground. Whether it's bungy jumping, white water rafting or mountain skiing, take your pick of extreme sports activities.

If you prefer a more leisurely pace, take a drive along Aotearoa's most scenic route, or browse high-end designer stores. Then stroll along the lakeside and relax with local fare and a glass or two at one of many fine-dining restaurants.



The developer

Setting the standard as a world-class New Zealand owned property developer.

Winton creates premium, thoughtfully master-planned communities, in harmony with the natural surrounds. Designed for modern living, Winton leads the way in delivering quality, sustainable and environmentally connected communities.

Winton is dedicated to partnering with buyers to build a lasting legacy for generations to come.

WINTON



Come Home to
River Terrace.



Get in touch with us today to find out more and book a viewing.

Harcourts Queenstown

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