



FAIRWAY LANDING

BOUTIQUE TOWNHOUSE LIVING



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INTRODUCTION

Fairway Landing is situated in the heart of Cromwell, right next to the 18 hole golf course and a 2 minute walk from the CBD.

Carefully master-planned by our award-winning team, these premium townhouses offer some of the best amenities and location on offer in Cromwell.

Whether it's golf, mountain biking, lakeside activities, enjoying the vineyards and wine culture, or some of the many events in the region, an architecturally designed, one-bedroom or two-bedroom townhouse could be the perfect bolt hole for you.

KEY INFORMATION

5 Mead Avenue, Cromwell

Stage 1 includes 19 two-bedroom and 4 one-bedroom townhouses

Stage 2 includes 12 two-bedroom and 6 one-bedroom townhouses

Designed by award-winning Matz Architects

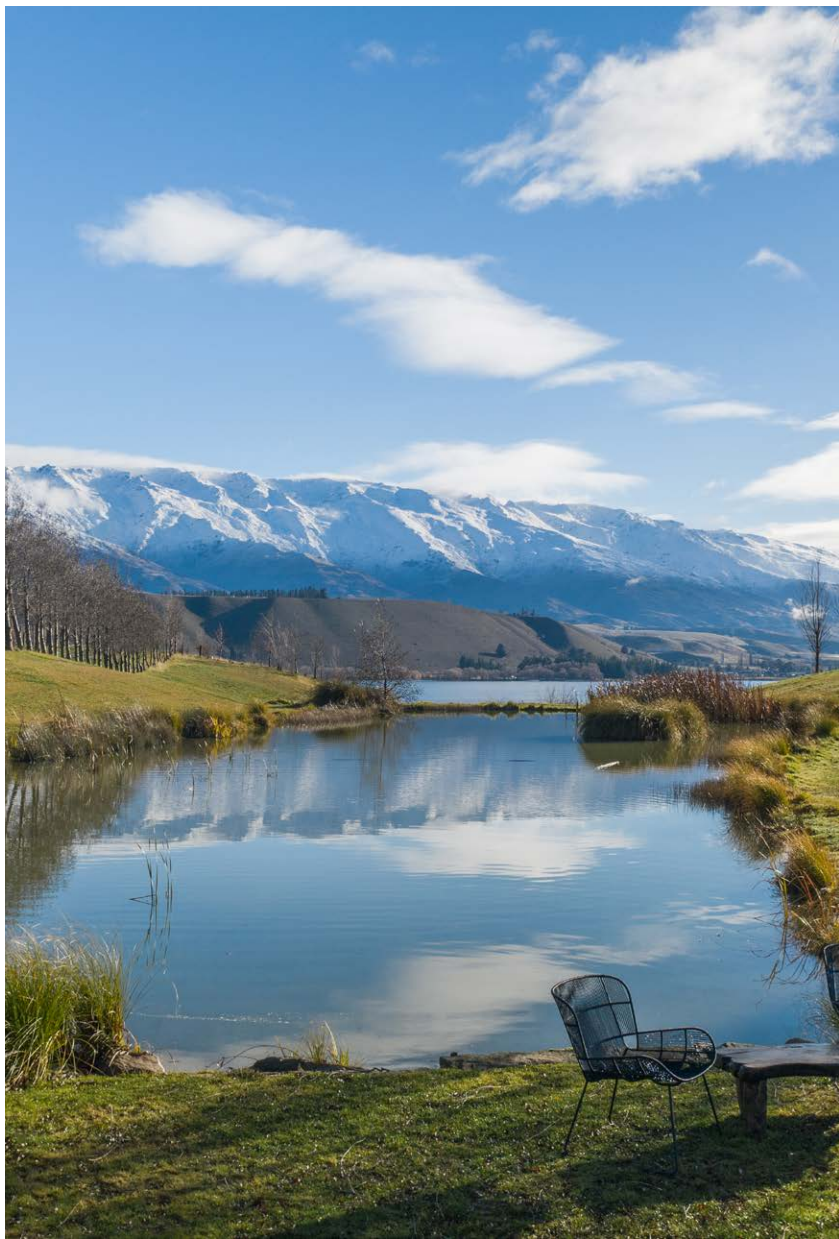
One allocated carpark for every townhouse

All townhouses consented as visitor accommodation

On-site townhouse management available

View from the site - overlooking Cromwell's golf course.

LOCATION





LOCATION

BOOMTOWN, CROMWELL

Centrally located between Queenstown and Wānaka, and on the junction of the main roads to Christchurch and Dunedin, the recent growth in Cromwell has been second to none. Acting as a hub to all that surrounds it, Cromwell has a growing list of world-class attractions and reasons to visit.

Mountain biking the Lake Dunstan trail



The history of Central Otago, from its gold mining heritage, to the more recent production of world-class pinot noir, has been complemented by a host of new activities that call Cromwell home.

The vineyards and eateries of Bannockburn now also enjoy being part of the Lake Dunstan Cycle Trail through to Clyde and beyond, bringing thousands of visitors on two wheels right past their businesses and creating significant benefits for accommodation providers in Cromwell.

Te Kano Winery, Bannockburn



Highlands Motorsport Park, Cromwell

Carrick Winery, Bannockburn

Highlands Motorsport Park is now part of a national circuit, and boasts a number of high profile national and international motorsport events each year, as well as entertaining thousands of visitors with its range of attractions. From Supercars to U-Drive Race Cars, a 650m outdoor Go Kart circuit, National Motorsport Museum, Mini Golf, and a fully licensed Café.

Just a short drive towards Queenstown, the vineyards, breweries and eateries of the Gibbston Valley are always open, and for those more adventurous souls, there is the thrill of a bungy jump, jetboat ride, or high speed 4WD adventure with AJ Hackett or the Oxbow Adventure Company.

In the opposite direction you will find the breath-taking venues of the Cloudy Bay Central Otago vineyard and the state-of-the-art Scapegrace Distillery set high on the hill above Lake Dunstan.



Powder day at Cardrona

Cardrona, Coronet Peak and Remarkables ski fields are less than an hour in each direction, and the events of the region such as Warbirds Over Wānaka, the Gibbston Valley concert season, and events in Queenstown and Wānaka are just a 40 minute drive away.

The commercial growth and investment in Cromwell has been huge over the past decade, with many national brands now having their own distribution centres located in Cromwell. This has meant even more pressure on accommodation providers in town, as companies have their teams and management visiting on a more regular basis.

The proposed gold mine at Bendigo near Tarras is well progressed in its application process. Should it proceed, this will also create long-term demand for accommodation providers in Cromwell.



Bannockburn gold mine sluicing


**FAIRWAY
LANDING**

35mins to
Wānaka

35mins to
Queenstown
Airport

CBD

18 hole golf
course

CROMWELL

LAKE DUNSTAN

Clutha River
Mata-Au

4.5hrs to
Christchurch

2.5hrs to
Dunedin

TOWNHOUSES



ARCHITECTURE

The interplay of sharp monopitch rooflines mimics the dramatic backdrop of the southern alps, while a material palette of bagged brick, vertical cladding and black metal compliments the surrounding landscape.

Award-winning Matz Architects have designed a number of projects in Central Otago and the Southern Lakes, with a long-standing focus on premium properties in Jacks Point and several successful townhouse developments in Wānaka.

Fairway Landing is situated on a large picturesque site looking out over the Cromwell 18 hole golf course, and beyond to the backdrop of Central Otago high country. These townhouses are designed to make the most of northerly views, while maximising privacy, and providing light and sunny spaces to relax.

The units at Fairway Landing make great use of space and are designed to accommodate both owner-occupiers and holiday-makers, with a full sized kitchen, open plan living and plenty of storage.

Natural timber elements, such as the European Oak flooring and matching timber fins on the stairways, are just the start of the architectural features throughout. High-level finishes, quality joinery and stone benchtops are complimented by Feltex carpets and quality appliances, along with functional outdoor areas.

Upstairs, large picture windows in the master bedroom frame views of the landscape, with finned louvres providing an element of privacy, as well as architectural detail to the outside of each building.



YOUR TOWNHOUSE

Matz Architects have created both one-bedroom and two-bedroom townhouses, offering space and comfort, with smart architectural elements and premium finishes. Your townhouse comes with its own titled carpark, and a limited number of additional storage units will be available to rent on site (perfect for storing and charging your golf cart).

Your townhouse is in a visitor accommodation zone, meaning it can be used for visitor accommodation year-round. As an owner you can come and stay whenever you like, but for a maximum of 3 months per stay.

When you aren't there you may wish to 'lock and leave', or you may want to rent your townhouse out and make a return on your investment. Some of our buyers will be interested in maximising their investment above all else.

MANAGING YOUR TOWNHOUSE

If you want to have a third party manage your townhouse, all of the townhouses will come with a contract for the on-site motel managers to manage your townhouse for you. There is a wealth of experience managing identical units elsewhere, and some real know-how in getting the best return possible. Ask one of our agents for more information if this is of interest.

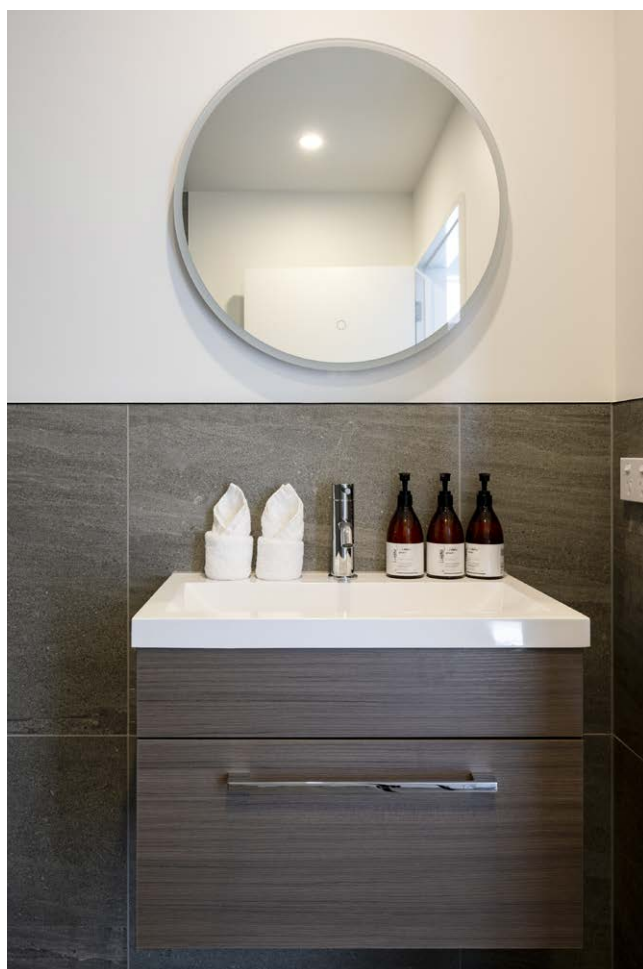




KITCHENS & BATHROOMS

The kitchens in the two-bedroom units have an 'L' configuration that shares space with the dining area, while the one-bedroom units have a similar wall kitchen. Both layouts provide all the essentials for feeding family and friends.

The tiled bathrooms have underfloor heating, heated towel rails, and a simple, modern design. The two-bedroom townhouses have a bathroom plus powder room, while the one-bedroom townhouses have a single bathroom.





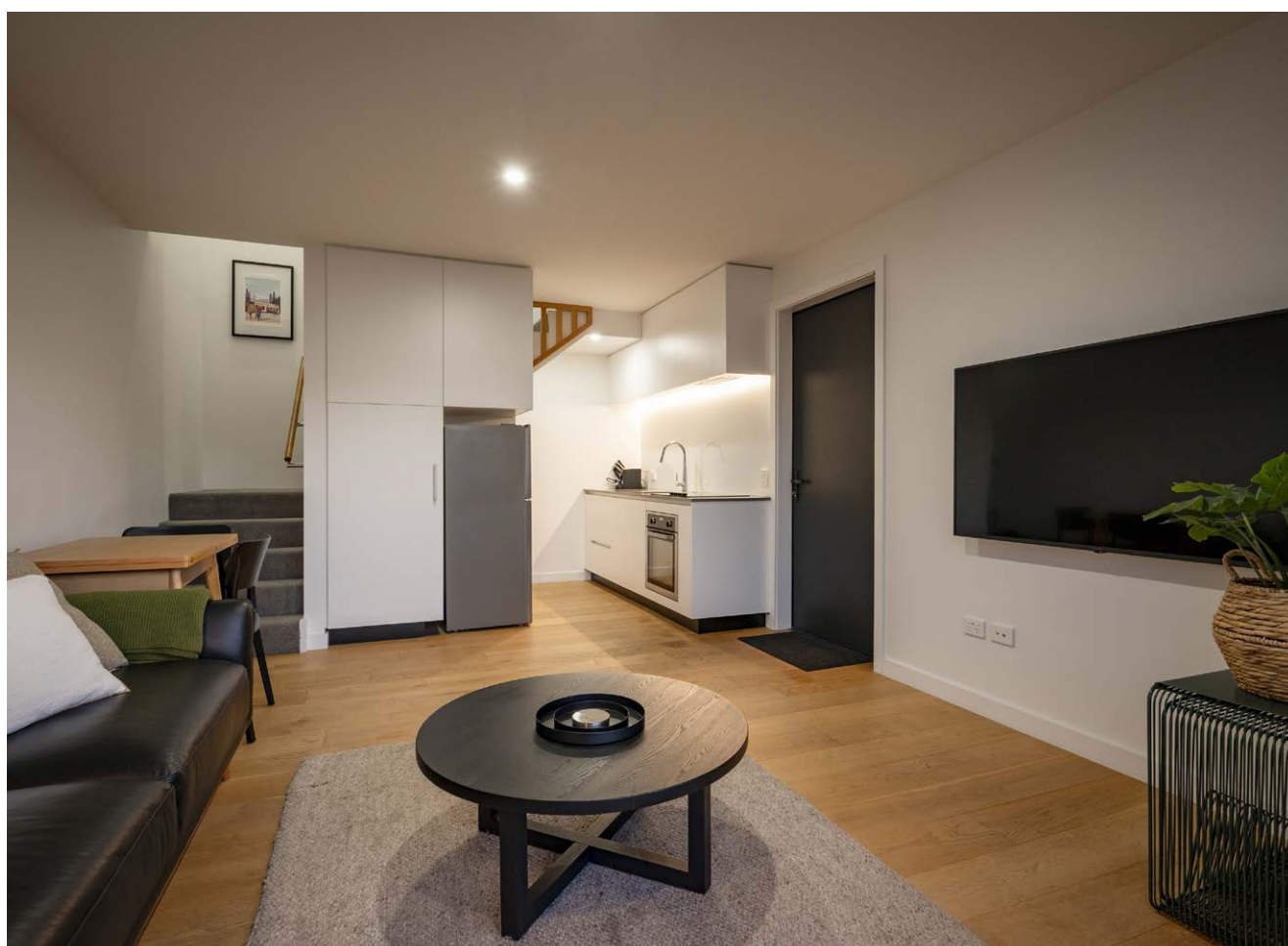
TWO-BEDROOMS

There are 19 two-bedroom townhouses in Stage 1 of Fairway Landing, situated at the northern end of the site, with north-facing backyards looking out onto the adjacent 18 hole golf course, and town green spaces and reserves.

A well thought-out kitchen and living space opens out to a generous backyard, with a guest powder room also located downstairs, and bedrooms and a bathroom upstairs. There is a large amount of storage located under the stairs, along with a laundry tub and connections for a washer dryer, with more storage at the top of the stairs, and wardrobes in the bedrooms.

There are heat pumps on both levels, and underfloor heating in the bathroom, along with a heated towel rail. The under-stair storage has proven the ideal space to lock away a couple of mountain bikes, sets of skis and perhaps your favourite espresso machine for your own personal use, away from guests in between times.

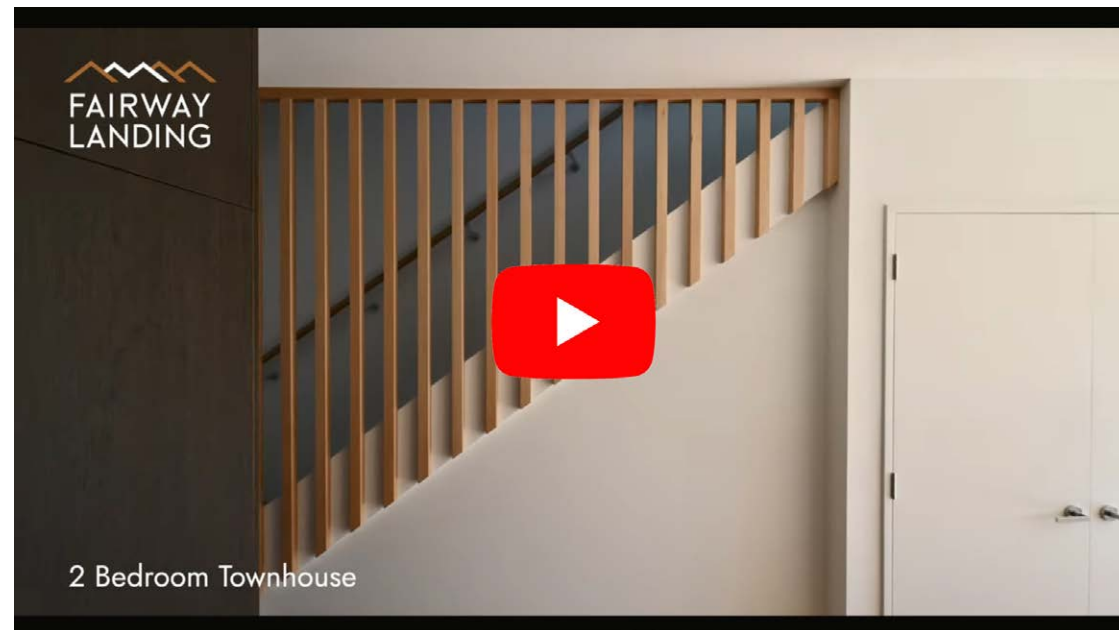
These townhouses are ideal for an owner who wants to come and stay in Cromwell for up to 3 months at a time, either to play golf or enjoy all that the region has to offer. They are ideally suited to travelling families, and sought after by groups wanting to book more than one townhouse together for their stay.



ONE-BEDROOM

We have just 4 of the one-bedroom townhouses available in Stage 1 of Fairway Landing, with kitchen, living area and washer/dryer space downstairs, and a large bedroom and bathroom upstairs. There are heat pumps on both levels, and underfloor heating in the bathroom, along with a heated towel rail.

These townhouses are ideal for an owner looking for an affordable, low maintenance space, and are sought after by travellers looking for more than just another hotel room.

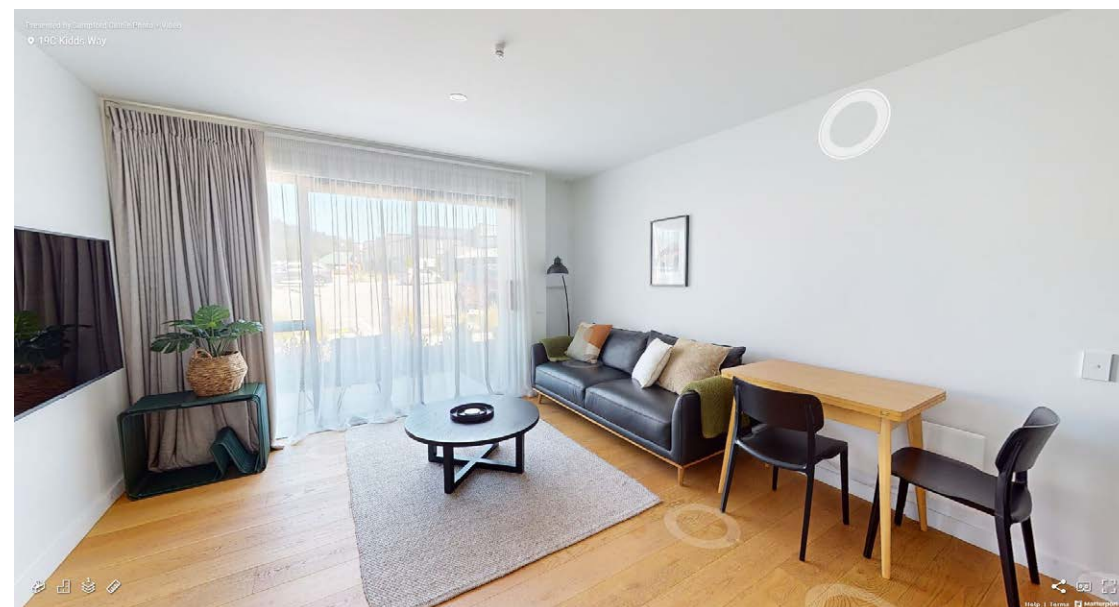


VIRTUAL TOURS

VIDEO TOUR (1 and 2 bedroom townhouses)



VIRTUAL TOUR (2 bedroom townhouse)



VIRTUAL TOUR (1 bedroom townhouse)

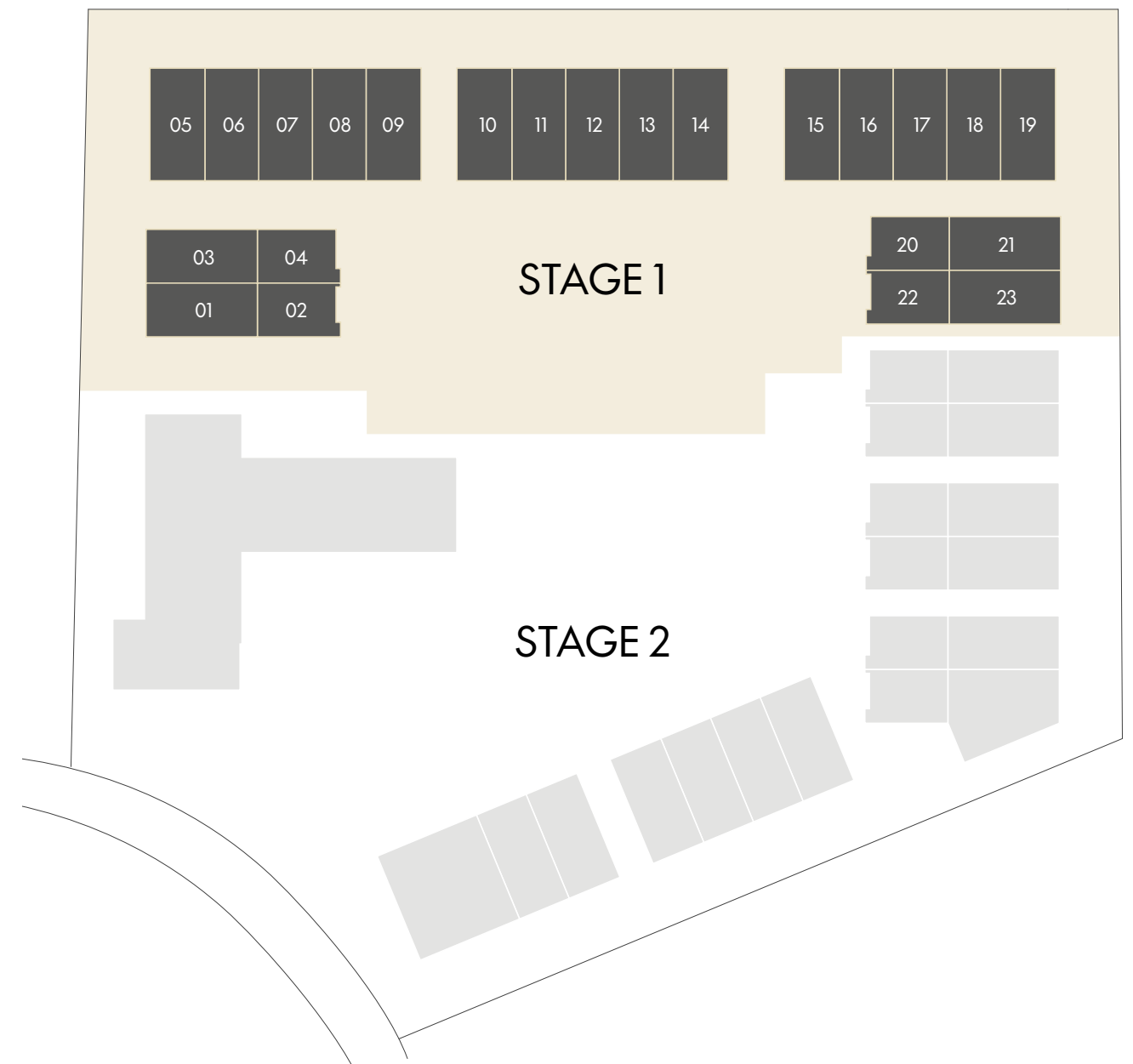
SITE RENDERERS



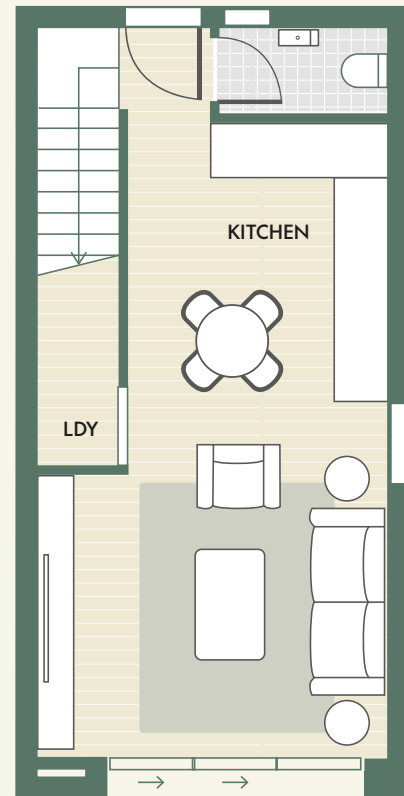


FLOOR PLANS

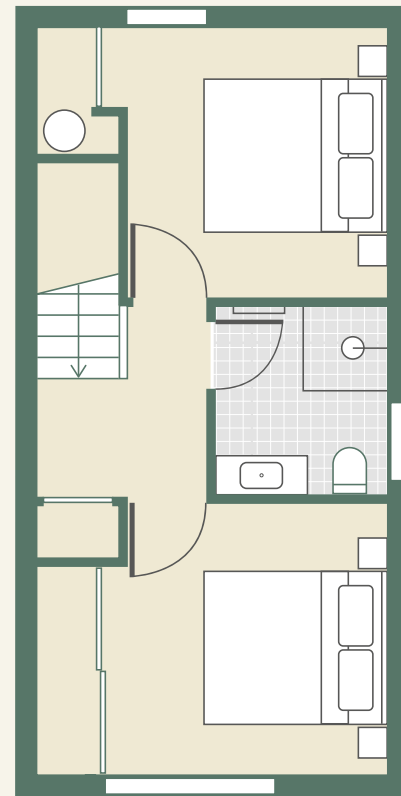
MASTER PLAN — STAGE 1 (23 TOWNHOUSES)



TYPICAL TWO-BEDROOM END TOWNHOUSE



LOWER

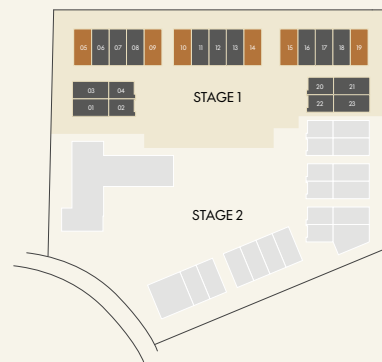


UPPER

Units may be mirrored in layout.

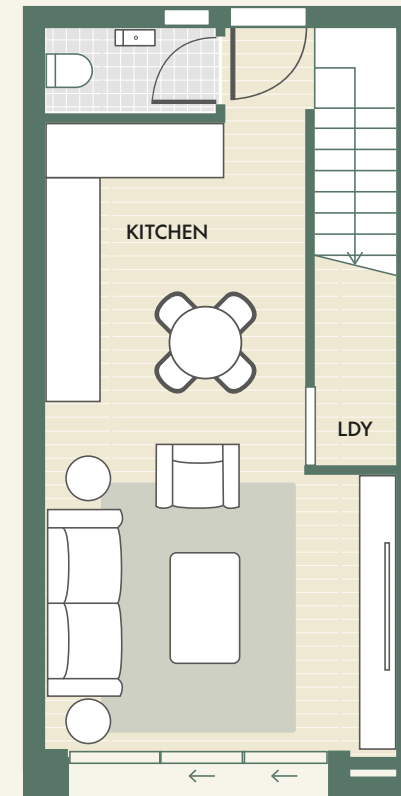
All 2 bedroom units are approximately 72 sqm.

2 bedrooms,
1.5 bathrooms.

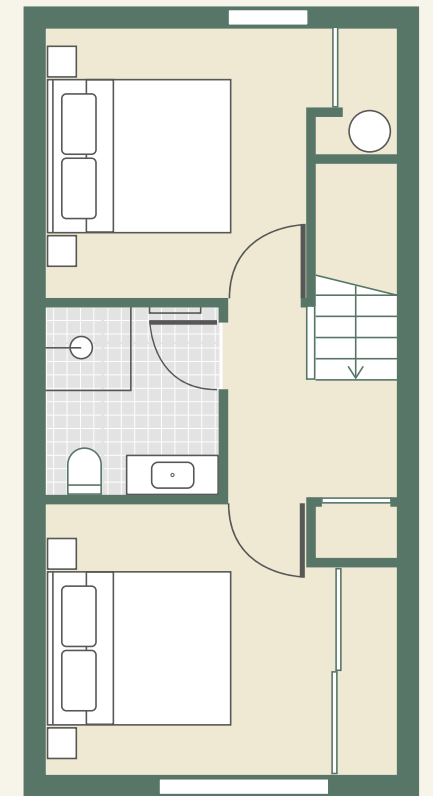


Plans are indicative only.

TYPICAL TWO-BEDROOM MID TOWNHOUSE



LOWER

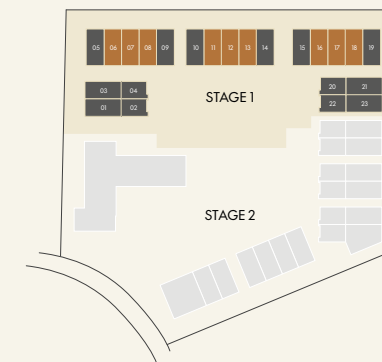


UPPER

Units may be mirrored in layout.

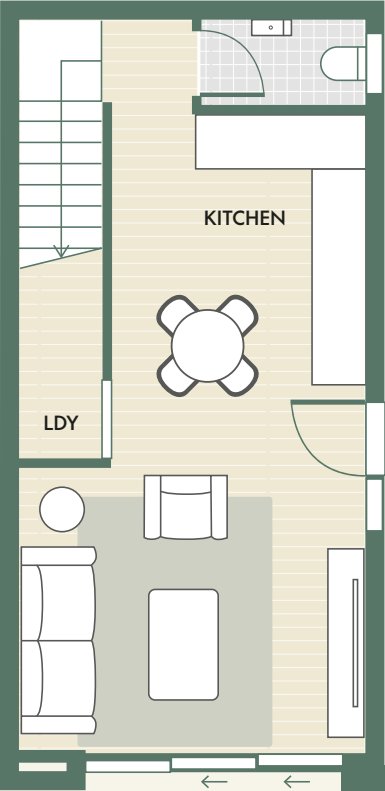
All 2 bedroom units are approximately 72 sqm.

2 bedrooms,
1.5 bathrooms.

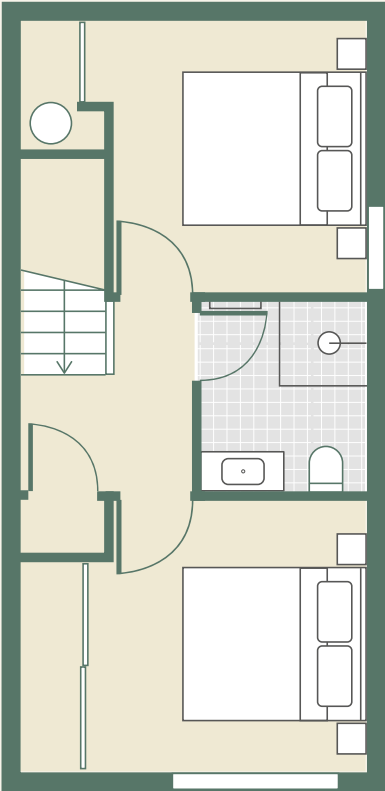


Plans are indicative only.

ALTERNATE TWO-BEDROOM TOWNHOUSE



LOWER

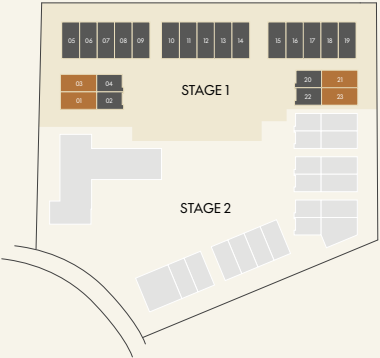


UPPER

Units may be mirrored in layout.

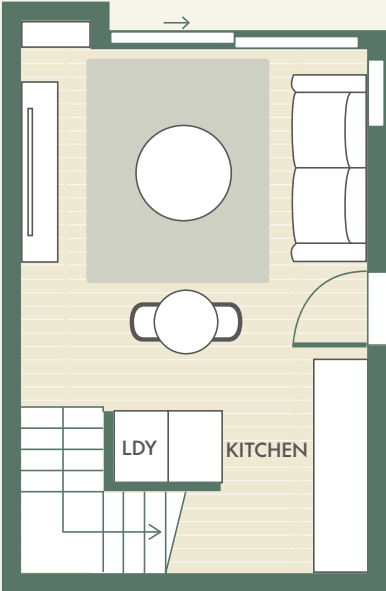
All 2 bedroom units are approximately 72 sqm.

2 bedrooms,
1.5 bathrooms.

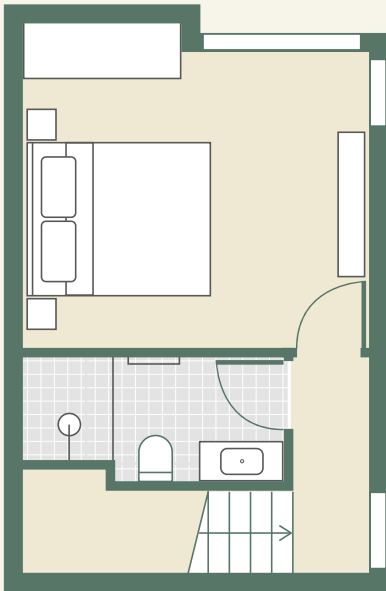


Plans are indicative only.

TYPICAL ONE-BEDROOM TOWNHOUSE



LOWER

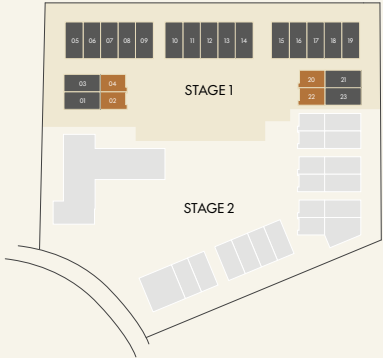


UPPER

Units may be mirrored in layout.

All 1 bedroom units are approximately 53 sqm.

1 bedroom, 1 bathroom.



Plans are indicative only.

OUR PEOPLE

OUR AWARD-WINNING TEAM

THE DEVELOPER

Multiplied Investment Partners is a Wānaka based developer with over \$200M in projects successfully completed since 2015. Specialising in mixed-use sites suitable for visitor accommodation, the projects and properties developed by Multiplied and their partners have captured the attention of property investors – particularly those who love coming to visit Central Otago

and would like to make a return on their investment by renting their property to visitors when they are not in town. Multiplied has delivered the Marina Terrace luxury apartment complex on the Wānaka foreshore, the 63 townhouse Riverside Residences at Albert Town, and more recently, the 22 townhouse Rowley Place project in Wānaka.

THE ARCHITECT

Matz is an award-winning architectural practice led by Director Phill Matz. Matz has completed projects throughout New Zealand and the South Pacific, receiving accolades for everything from single-level architectural homes, to multi-level commercial buildings, and resort-style properties. Phill is involved in all steps of the

process, from concept to delivery, and this is his fourth collaboration with the team at Multiplied. The success of previous projects, and the satisfaction of customers, is further testament to the quality and vision that Phill brings to this project. With a house in Jacks Point, and a love of golf, this has been a great fit for both architect and developer.

THE BUILDER

Scott Construction is one of the South Island's largest locally owned and operated construction companies. Scott have a large portfolio of award-winning commercial, residential and civil building projects, and this is their third collaboration with Multiplied. As well as being a quality builder first and foremost, the team at Scott Construction also take great pride in project management and supply chain management, ensuring the finished product is delivered on time and to a standard we can all be proud of. The team working on Fairway Landing will be headed by their Wānaka-based director, who has a hands-

on approach and is always either present or available. Likewise, the management team and project foreman are well-known to us and we have a great working relationship with all of them.

Wherever possible we like Scott to retain as many of the sub trades as they can from project to project, as we see huge value in having the same team continue to work together, increasing efficiencies, and knowing how to improve their performance and quality of workmanship on each successive project.



AGENT DETAILS

Please feel free to contact one of our agents directly.

James McElrea	Harcourts	(021) 0263 8870
Susi Matz	Bayleys	(021) 365 220
Kate Le Brun	Ray White	(027) 701 0157
Mitch Campbell	Century 21	(021) 242 4280
Andrew Wilson	The Property Factory	(027) 778 8873

Visit our website - fairwaylanding.nz





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