



Welcome to
73 Hallenstein St – Queenstown



bennie builders

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INTRODUCTION

Occupying an elevated position and built over three levels these units have unimpeded views across Lake Wakatipu to the mountains beyond. They are just a short step up from the Town Centre.

Standing proud with a binocular appearance these architecturally designed units are leading the change in an area where redevelopment is in its early stages.

Unit A offers two double bedrooms, a bespoke four berth bunk room, two bathrooms, a separate toilet, separate living and dining, a walkthrough kitchen, two outdoor areas, double garage with laundry and storeroom, plus extra off street parking.

Unit B is similar except that it offers four bedrooms and an extra bathroom.

They are both designed as “lock up a leave” apartments where the ambience can be enjoyed but maintenance is kept to a minimum.

The design of the window joinery ensures clear view shafts and the eight meter long skylight maximizes natural light down the stairwell to the entranceway.

The appreciative eye will notice the fine workmanship including; the in-situ concrete arch surrounding the pivoted front door, negative detailing, raked ceilings, honed blockwork, exposed rafters, cedar tongue and groove ceilings, salt and pepper polished concrete floors, floor to ceiling internal doors, bespoke steel fabrication, custom oak joinery and backlit oak stairway.

GENERAL LAYOUT

Open the impressive steel front door to be welcomed by a ceiling lit entrance depicting the Matareki constellation. The light oak stairs draw the eye up to the long skylight that brings natural light through the first and second floors. At night the stairs can be backlit for ambience and safety. The honed block wall captures the natural heat from the sun during the day and radiates this out during the cooler hours.

There is also in floor heating throughout run by a diesel fuel boiler.

A turn at the entrance way takes you through to the generous garage, lower bathroom, laundry, workshop and storeroom with shelving and ski racks.

On the mid-level of Unit A is the master bedroom with walk in wardrobe. This room has been future proofed by being pre-plumbed to enable conversion to an ensuite bathroom if desired by future owners. Next to the bedroom is the main bathroom. At the other end of the hall is a double bedroom with separate toilet alongside. A feature of this level is the central custom four berth bunkroom.

For Unit B, in place of the bunkroom are 2 separate bedrooms and instead of a walk in wardrobe the master bedroom has an ensuite.

Of note in the mid-level is the feature ceiling of tongue and groove cedar.

The upper level is the living floor with a large walk through kitchen, which connects to the living and dining areas, front and rear.

There are two outside courts. A front balcony off the living room gives the best position for lake views while the courtyard at the back with spa pool (Unit A) offers alfresco dining.

UPPER LEVEL – KITCHEN, DINING AND LIVING

DESCRIPTION

The walk through kitchen accentuates the linear aspect of the design with the long island providing plenty of workspace and generous storage. Doubling as a bench and breakfast bar, the centralized position allows interaction freely between the kitchen, dining and living areas.

The floor to ceiling glazing brings as much sun as possible into this level and captures the winter sun before it dips behind the hill. The unimpeded monocular layout draws your eye to the spectacular views beyond the balcony.

The living space is designed so that the occupier can focus attention to either the beautiful views outside or cozy up in front of the fireplace and entertainment unit

The bespoke balustrade of the stairwell frames this area. Crafted from wrought iron and cedar it is polished with beeswax, a design which is mirrored in the floating solid oak shelf along the fireplace and under the television.

Special building finishings to notice are;

- Negative detail paneling in between the exposed rafters
- Cedar and metal balustrade
- Bespoke steel fabricated firebox containing fireplace and wood storage area
- Engineered pelmet lighting
- Polished concrete floor

FEATURES

- Double glazing throughout
- Electric blinds
- Inbuilt audio system with surround sound
- Underfloor heating
- Fireplace
- Back lit stairs
- Cantilevered front balcony with frameless glass balustrade.
- Cedar pergola above the front balcony.

APPLIANCES

Unit A

- Fridge is Miele, KFN 5374521 Intergrated Fridge/Freezer
- Oven is Miele H6267BP Cullinarion C/S Pyrolytic Oven
- Dishwasher is Miele Intergrated DC/Steel Fascia 963053ciXXL
- Cooktop is Miele KM 23349 S/Steel Gas Cooktop
- Rangehood is Miele DA 2660 Built In Rangehood.Heat Sensitive
- Microwave is Miele M6012 C/S Microwave Freestanding Oven
- Fireplace is Mantel Pyroclassic

- Television is Samsung 60 inch.
- Surround Sound is a customized system by Digital One the TV Specialists with pro control remote.
- Heating is custom Diesel fired in floor hot water system designed by Waitoki Engineering.
- Blinds are electric with remote control.

Unit B

- Fridge is and LG GN-W45OUSL.
- Oven is a Fisher and Paykel Pyro 60 cm Oven.
- Dishwasher is a Fisher and Paykel DW60cKX1.
- Cooktop is a Fisher and Paykel 4 burner s/Steel Cooktop CG604DNGGB1.
- Rangehood is HC Canopy 90dcxbl.
- Microwave is a Panasonic NN-SF5745QPQ.
- Fireplace is Mantel Pryoclassic.
- Television is Samsung 60 inch.
- Surround Sound is a customized system by Digital One the TV Specialists with pro control remote.
- Heating is custom Diesel fired in floor hot water system designed by Waitoki Engineering.
- Blinds are electric with remote control.

SPECIFICATIONS

Unit A

- Bench is Corrian in Rain Cloud.
- Kitchen Joinery is custom made and supplied by Queenstown Kitchens in natural prime planked rustic art sawn veneer.
- Flooring is polished concrete floor in salt and pepper.
- Built in fixed furniture by Coronet Joinery.
- Paint is Porters Limewash Paints, living and dining in “palm leaf”, entranceway in “rolling stone”, tv wall in “turquoise”, stairway in “glass house”.
- Lighting is by Lighthouse including Feelux “Dimslim” Cove Lighting System, Hawko “Smoothlex” LED Flex, Gamma Illumination “Modtrim” Downlights, Gamma

Illumination “Mini” Track Spotlight, and Niki Wilson Design - Hand-blown Glass Pendant from Katie Brown.

- Bespoke balustrade by Bennie Builders and Metal Farm.

Unit B

- Bench is Corian in Deep Night Sky.
- Kitchen Joinery is custom made and supplied by Queenstown Kitchens in natural prime planked rustic art sawn veneer.
- Paint is Resene, living and dining in “palm leaf” and entrance area in “zeus” tv wall in “green meets blue” and stairway in “destiny”.
- Lighting is by Lighthouse including Feelux “Dimslim” Cove Lighting System, Hawko “Smoothlex” LED Flex, Gamma Illumination “Modtrim” Downlights, Gamma Illumination “Mini” Track Spotlight and Niki Wilson Design - Notch light from Backhouse Interiors.
- Built in fixed Furniture by Coronet Joinery.
- Bespoke Balustrade by Bennie Builders and Metal Farm.

BATHROOMS

DESCRIPTIONS

The main bathroom on the mid floor contains a fully tiled shower, vanity, toilet and solid oak furniture including a bench seat and recessed framed mirror. There is also a separate toilet.

For convenience there is also a second shower and third toilet located on the lower level in the laundry.

FEATURES

- Double glazing throughout.
- Oak Joinery
- Underfloor heating

SPECIFICATIONS

Unit A

- Oak Bench Seat by Bennie Builders.
- Wall tiles are Artedamus glass vixel and Jade and Moss.
- Toilet is Evo 70 comfort seat.
- Custom bench and basin by Coronet Joinery and Metal Farm.
- Mirror by Metro Glass.
- Tapware Coroma Liano Nexus in Black
- Towel Rail is Forme 825 - heated
- Lighting by Lighthouse is Gamma Illumination "Cabail" Downlights and Flos Glow ball mini from ECC.
- Paint is Porters Limewash Paints in white ultra flat / low sheen.

Unit B

- Oak Bench Seat by Bennie Builders.
- Wall tiles are Artedamus glass vixel and jade and moss.

- Toilet is Evo 70 comfort seat.
- Custom bench for basin by Coronet Joinery.
- Basin is Progetto Icon.
- Mirror by Metro Glass.
- Tapware Coroma Liano Mixers.
- Towel Rail is Forme 825 – heated.
- Lighting by Lighthouse is Gamma Illumination “Cabail” Downlights and Flos Glow ball mini from ECC.
- Paint in Resene in double sea fog.

BEDROOMS

DESCRIPTION

- With its wide width glazing the master bedroom takes maximum advantage of the views. The elevation also means that privacy is not compromised whilst enjoying the panorama.

Unit A

- The master suite contains built in storage and has an adjacent walk in wardrobe, future proofed by being pre plumbed so it can be converted into an ensuite if desired.
- The second bedroom has a private garden view and built in shelving.
- The four berth bunkroom contains custom solid oak bunks with handcrafted steel ladders and safety rails.
- Oak cabinetry has been carefully crafted to enable access to the underfloor heating manifold.

Unit B

- The master suite contains built in storage, cabinets and clothes hangers and an ensuite.
- The second, third and fourth bedroom each have private garden views, built in shelving and clothes hangers.
- The oak cabinetry in the second bedroom has been carefully crafted to enable access to the underfloor heating manifold.

FEATURES

- Double glazing throughout.
- Oak and steel joinery

SPECIFICATIONS

Unit A

- Paint is Porters Limewash in White Ultra Flat / low sheen and frizzle.
- Carpet is Artisan Oakford Square 100% NZ Wool Loop, in Trafalgar color.
- Fixed Oak Furniture by Coronet Joinery.
- Lighting by Lighthouse LEDS-C4 “Ledio” wall light, Bobble Pendants and AJ Style Wall Lights from Mr Ralph.

Unit B

- Paint is Resene in deep sea fog.

- Carpet is Artisan Oakford Square 100% NZ Wool Loop, in Trafalgar color.
- Fixed Oak Furniture by Coronet Joinery
- Lighting by Lighthouse LEDES-C4 “Ledio” wall light, Bobble Pendants and AJ Style Wall Lights from Mr Ralph.

FRONT BALCONY AND BACK COURTYARD

DESCRIPTION

The front balcony is a generous size and can be used as an extension of the living room. It is constructed of cantilevered in-situ concrete, finished with a frameless glass balustrade and cedar pergola overhead.

The courtyard in the rear is large enough for a spa pool as well as outdoor dining furniture. From anywhere in the rear courtyard there are view shafts through or alongside the house to the lake views.

Special building features to note are; honed blockwork, graded floor for drainage, recessed wall lighting, custom steel gate.

SPECIFICATIONS

Unit A and B

- Spa pool in Unit A, Hot Spring Monterey 7 Seater.
- Lighting by LighthouseLEDS-C4 “Afrodita – Wall Light LEDES-C4 “Helio” – Exterior Spotlight and ILED “Aspho” Decorative Downlight.

GARAGE

SPECIFICATIONS UNIT A AND B

- Auto Tilt Doors by Dominator, insulated by Bennie Builders
- In-built workbench, shelving and ski racks by Steve’s Joinery
- Cabinet Joinery in Laundry by Coronet Joinery.
- Front Door is Steel by Aitkens Joinery
- Washing Machine is an Electrolux EW 148422
- Dryer is an Electrolux Heat pump Dryer
- Toilet is Eva 70 Comfort
- Tiles in Shower are Nero in black.

- Lighting by Lighthouse Gamma Illumination “Cabali” Downlight.

CONSTRUCTION

QUALITY

- Built by a Registered Master Builder the construction exhibits attention to detail and fine quality craftsmanship.

WALL CLADDING

- Mid and lower level is honed masonry block.
- Upper level is Shiplap cedar on a cavity system. Stained in Dryden’s Wood Teak Black. Fixed with bronze silica rose head nails.

MID AND UPPER FLOOR

- Concrete floor on steel tray with in floor heating.

INSULATION

- Knauf R4.1 Timber walls 90mm Kingspan, Kooltherm XPS in masonry walls for insulation.

ALUMINIUM JOINERY

- Color ebony architectural suite

ROOF

- Thermal roof finished in black nuralite