



AN ALPINE PARADISE

Showhome

42 Jack Hanley Drive, Mon–Fri: 9am–5:30pm
Hanley's Farm, Queenstown Sat & Sun: By appointment

Designed specifically for Hanley's Farm Queenstown this home has a striking visual aesthetic with a modern lifestyle in mind. It features spacious open-plan areas that are ideal for socialising and entertaining. The striking lines and clever layout make this home a standout in its design.

Total Area 201m²

 2

 3

 2.5

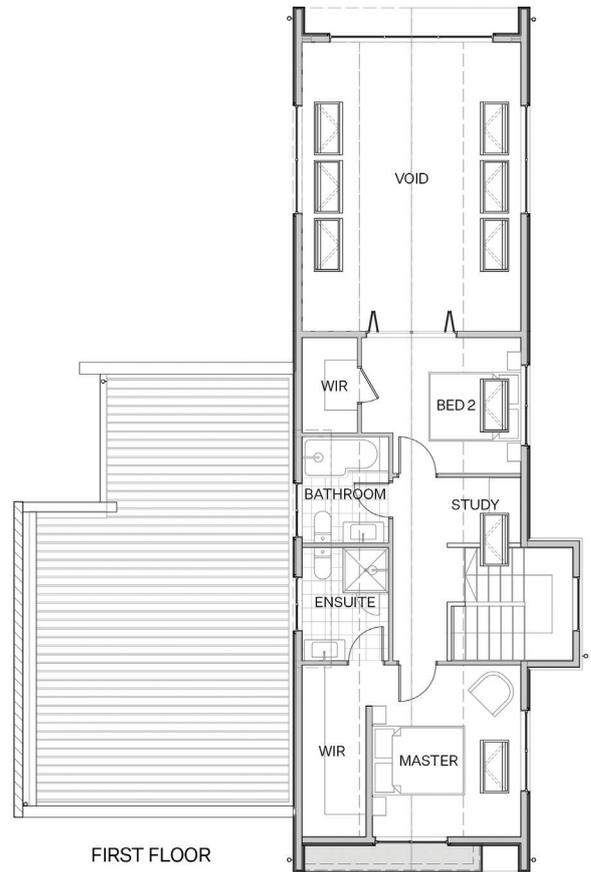
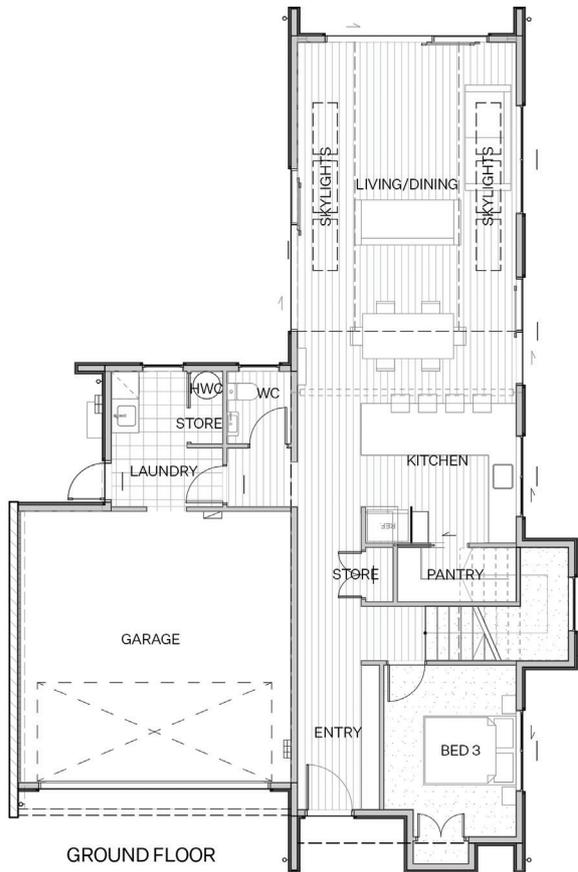
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EXPERIENCE THE NEW



42 Jack Hanley Drive

Total Area 201m²

	2
	3
	2.5

This brilliantly considered two level Scandinavian style home has been specifically designed for the compact site it resides on. With its north facing aspect this home enjoys all day sun and spectacular views of the Remarkable Mountain range. The clever positioning of the windows allows 360 degree views from all areas. The feature over-height coved ceiling and thermally broken windows provide plenty of sun for optimum thermal efficiency.

This light filled home features a contemporary open plan kitchen, dining and living area. You will be drawn out to the spacious landscaped areas. The brilliant indoor/outdoor flow is ideal for family living and entertaining.

With the convenience of a walk-in pantry, pull-out wine shelving, induction cooktop and bespoke outdoor fire BBQ, this home is a foodies dream.

The benefits offered in this home are endless. The 3 large double bedrooms, 2 bathrooms, spacious laundry, generous storage, guest W/C and study nook are all beautifully finished. The bathrooms have a touch of elegance with fully tiled showers.

The eco credentials and high end finish of this home give it a modern sensibility. The classic and tasteful furnishings make this home a warm and comfortable space that you will love to call home.

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Area

Length	19.10m
Width	12.45m

Living	
Living/Dining	8.0x4.8
Kitchen	3.1x3.4
Pantry	1.2x2.6
Entry	3.3x1.8

Bedrooms	
Master	3.8x3.2
Bed 2	3.0x3.5
Bed 3	3.8x2.9
Study	1.4x1.6

Bathrooms & Laundry	
Main bathroom	2.3x1.9
Ensuite	2.5x1.9
WC	1.6x1.4
Laundry	3.0x1.6

Garage	6.1x6.0
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Total Area	201.3m ²
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Specifications

Structural Integrity

- MAXraft thermally broken foundation system
- LVL Framed internal wall

Exterior Cladding & Roof

- 5 Rib Coloursteel roof
- Larch Weatherboards
- Concrete Block

Window Door Joinery

- Double glazed, Low E Coated, Thermally broken exterior joinery
- Colour matched urbo handles to all exterior joinery
- Colour: Flaxpod

Custom Joinery

- Custom Joinery unit to the entry
- Custom Study desk

Internal Ceiling Heights

- 2.4m flat ceiling areas downstairs
- 2.7m flat ceiling areas upstairs
- 5.4m feature void ceiling area

Bathrooms

- Tiles to floor, skirting, bath cradle and shower walls; to the ceiling of main bathroom
- Tiles to floor, skirting and shower walls; to the ceiling of ensuite bathroom
- Engineered Oak Floor to the W/C

- Rainhead showers to ensuite and main bathroom by Phoenix
- Tablo vanities in ensuite and main bathroom by Bath Co in timber finish
- Vivid tapware by Phoenix
- Zen toilet suites by Plumblinc

Kitchen

- Custom-designed kitchen and walk-in pantry
- Soft closing doors and drawers
- Silestone benchtop
- Fisher and Paykel appliances
- Painted glass splashback

Flooring

- Heavy-duty solution dyed nylon carpet with 11mm extra thick underlay, Cavalier Bremworth range colour "Watson"
- Natural Oak engineered timber in entry, hallway, w/c, kitchen, scullery, dining and living

Electrical

- PDL Iconic electrical sockets and switch plates
- Padua 6 light pendant in black
- Tig pendant in black x 3

Heating

- Air to Water heatpump fuelling underfloor heating system on the lower level

- Heat pump in the lounge
- Panel heaters to all bedrooms

Insulation

- MAXraft perimeter and foundation system
- Thermally broken windows
- Low-E coated windows
- Ceiling R5.0 Pink batts
- External walls R4.2 Pink batts
- Mid-floor R3.6 Pink batts

Landscaping

- Low maintenance native planting
- Exposed Aggregate Driveway and Patios
- Turret outdoor feature fireplace



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