
8 DUAL-KEY HOMES
30 HAMILTON ROAD
TWOFOLD
DUAL-KEY LIVING IN QUEENSTOWN.
ONE HOME · TWO KEYS · TWO INCOMES
Artist's impression
Crampton & Smith × DWELL
TWOFOLD DUAL-KEY HOMES · QUEENSTOWN

ONE HOME · TWO KEYS · TWO INCOMES

YOUR BASE FOR BIG QUEENSTOWN DAYS.

Twofold is eight new homes for people who'd rather be out there. Every home is two in one: a two-bedroom place over the top two levels, and a self-contained studio downstairs.

Stay for the powder days, the long summer evenings and the trails out the back. When you're not using it, the studio (or the whole place) earns. Town, the lake, the gondola and the Fergburger queue are all a short walk away.

- Two keys: home + studio
- 3 bedrooms in total
- 125 m² approx. incl. 9 m² balcony
- Gear lockers for skis & bikes
- Woodburner + window seat
- A short walk to town

8
HOMES

$800
A NIGHT, BOTH KEYS*

1,748 m
BEN LOMOND, OUT THE BACK

*Both keys let. Tāhuna Hideaway independent appraisal, 15 Sep 2026. Estimate only, not guaranteed; see page 4.

WINTER · SUMMER · EVERY WEEKEND

SKI ALL WINTER. EARN ALL YEAR.

First chair at Coronet. Jet boat the Shotover. Ride the gondola, bike down, and grab a burger on the way home. Your guests will want the same, and they'll pay for it.

TWOFOLD DUAL KEY HOMES · QUEENSTOWN



THE HOMES

THREE WAYS IN.

Eight homes across two buildings on Hamilton Road: a street-front pair and a gabled terrace of six.


Artist's impression

STREET FRONT

HOMES 1–2

From $1,619,000 + GST

North-facing balcony over Hamilton Road, first in line for morning sun.

- 125 m² approx. incl. balcony
- 2-bed home + studio
- 3 bathrooms
- 9 m² balcony + 20 m² courtyard
- 1 car park
- Ski locker + e-bike charger

TERRACE END

HOMES 3 & 8

From $1,639,000 + GST

End of the gabled terrace, extra side windows and views toward the Remarkables.

- 125 m² approx. incl. balcony
- 2-bed home + studio
- 3 bathrooms
- 9 m² balcony + 20 m² courtyard
- 1 car park
- Ski locker + e-bike charger

TERRACE

HOMES 4–7

From $1,599,000 + GST

The heart of the terrace, with an east balcony and a private courtyard. Best value.

- 125 m² approx. incl. balcony
- 2-bed home + studio
- 3 bathrooms
- 9 m² balcony + 20 m² courtyard
- 1 car park (homes 6 & 7 only)
- Ski locker + e-bike charger

Car parks: one each for homes 1–3 & 6–8; none for homes 4 & 5. Areas approx.: gross floor area plus balcony, excl. courtyard; subject to final design. Prices excl. GST and may change. Artist's impression only; final design, materials and landscaping may differ.

THE NUMBERS

TWO KEYS EARN MORE THAN ONE.

$800
A NIGHT, BOTH KEYS*

$144-212k
EST. GROSS A YEAR*



*Tāhuna Hideaway independent appraisal, 15 Sep 2026: average nightly rates two-bed $500, studio $300. Gross income both keys let 180–265 nights a year. All figures gross, before 20% + GST management and owner costs (rates, insurance, body corporate, utilities). Estimates only, not guaranteed. Visitor accommodation is subject to resource consent (lodged Sep 2026). Get your own financial and legal advice.

THREE WAYS TO OWN IT

RENT BOTH KEYS

Hands-off. Two listings, two nightly rates ($500 + $300).

$144k-$212k
EST. GROSS A YEAR*

LIVE UP, RENT THE STUDIO

Your own place, with the studio ($300 a night) covering costs.

$54k-$80k
EST. GROSS A YEAR*

STAY IN THE STUDIO, RENT THE HOME

Come down for the season and let the home earn ($500 a night).

$90k-$132k
EST. GROSS A YEAR*

INSIDE

THREE LEVELS. TWO KEYS.

GROUND · THE STUDIO

Self-contained, with its own bathroom and kitchenette, opening to a private courtyard. Shared entry with gear lockers.

LEVEL 1 · LIVING

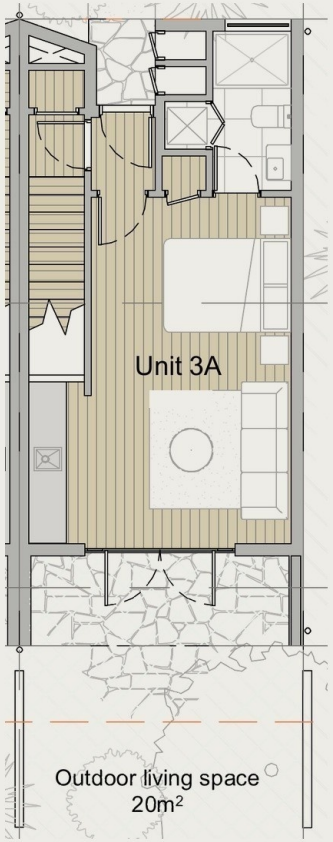
Open kitchen, dining and lounge. Woodburner, window seat and balcony.

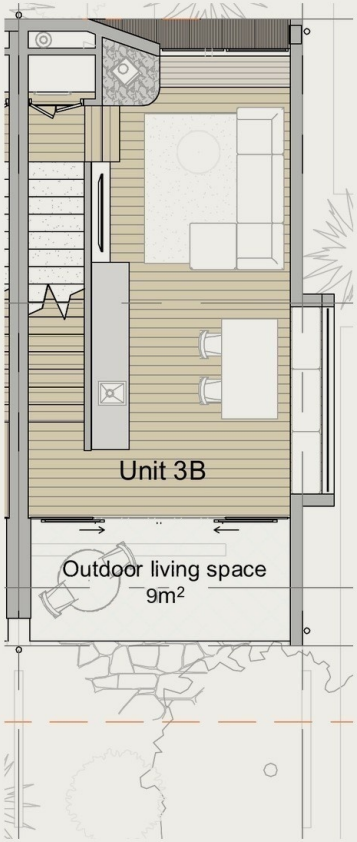
LEVEL 2 · SLEEPING

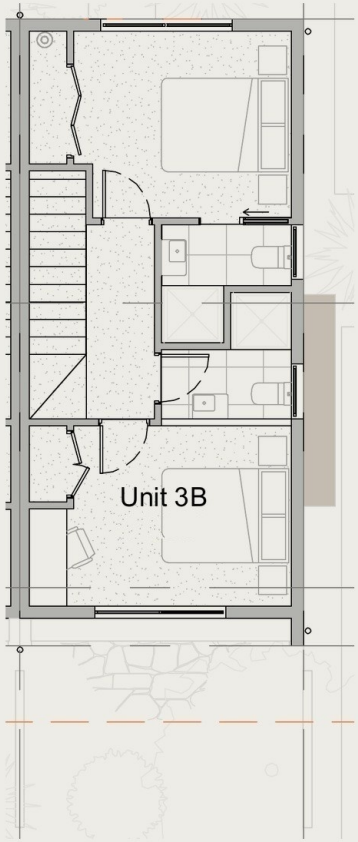
Two double bedrooms under the gables, each with a wardrobe and desk. Two bathrooms, one an ensuite.

FURNISHING

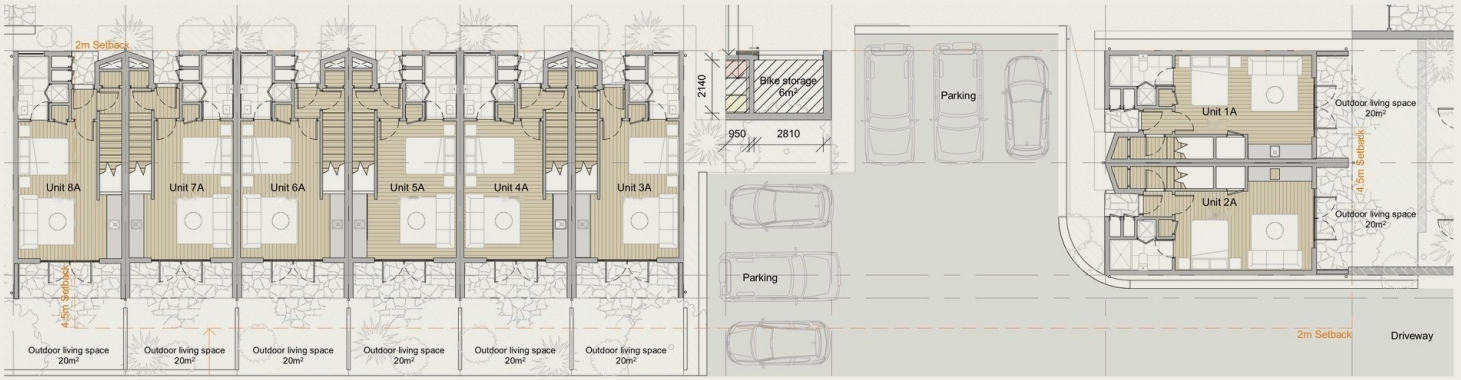
Ready to live in or let from day one. We design, supply and install a full furniture package on request.







SITE · GROUND FLOOR



Indicative plans by Johnstone Callaghan Architects. Not to scale. Subject to final design and consent.

HAMILTON ROAD · QUEENSTOWN

THE STREET FRONT.



Artist's impression only. Final design, materials and landscaping may differ.

INSIDE

LIVE IN IT. LET IT OUT.

Warm timber, soft linen and a woodburner upstairs. A studio downstairs that opens straight onto its own courtyard.


LEVEL 1 · LIVING


GROUND · THE STUDIO


LEVEL 2 · SLEEPING

Artist's impressions only. Final design, finishes, fixtures and furniture may differ. Furniture and styling shown are indicative only.



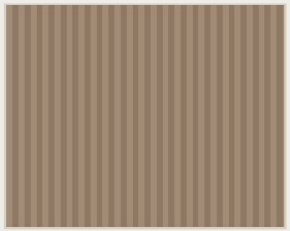
WHERE IT IS

WHERE TOWN MEETS THE MOUNTAIN.

Hamilton Road sits at the foot of Ben Lomond, with the trails out the back and the town, lake and gondola a short walk down the hill. A potential future Queenstown Cable Car stop is proposed nearby on Gorge Road.†

Town centre	≈10 min walk	Shotover Jet	≈10 min drive
Fergburger & Eat Street	≈10 min walk	Coronet Peak	≈25 min drive
Skyline Gondola	≈10–12 min walk	Gibbston wineries	≈25–30 min drive
Ben Lomond / Tiki Trail	≈10–12 min walk	Queenstown Airport	≈15 min drive

MADE OF QUEENSTOWN



Sandbar corrugate



Bagged brick



Local schist



Cedar

Times approximate. †The cable car is a proposal only, not consented or funded.

A FULL COLLABORATION

TWO TEAMS. ONE STANDARD.

Twofold is developed together by Dwell and Crampton & Smith, from site to sale. Dwell brings considered, architect-led residential development.

Crampton & Smith brings Licensed Master Builder craft across Christchurch, Wānaka and Queenstown. Designed by Johnstone Callaghan Architects.

REGISTER YOUR INTEREST

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PHONE	027 317 6280
WEB	cramptonandsmith.co.nz/twofold

Crampton & Smith × DWELL

TWOFOLD

Information is indicative and subject to change and doesn't form part of any contract. Areas are approximate. Resource consent lodged September 2026. Lifestyle imagery is indicative of Queenstown. Interior and building images are artist's impressions; final design and finishes may differ. Income figures are estimates only; see page 4.