

DUAL-KEY HOMES · 30 HAMILTON ROAD · QUEENSTOWN

THE INTERIORS.

WARM TIMBER · LOCAL SCHIST

INTERIOR DESIGN BY

JOHNSTONE CALLAGHAN ARCHITECTS

TWOFOLD DUAL-KEY HOMES · QUEENSTOWN

Crampton & Smith × DWELL

INSIDE TWOFOLD

CALM INSIDE.
BIG DAYS OUTSIDE.

Twofold's interiors are designed by Johnstone Callaghan Architects to feel like the place they sit in: warm timber, local schist and soft, earthy colour. Simple, hard-wearing finishes that still look good after a season of guests.

Every home works two ways. The studio downstairs has its own front door, kitchenette and bathroom. Upstairs, the main home has its own kitchen, fire and laundry. Built-in joinery does the heavy lifting, so there's a place for everything, skis included.

- Schist entry, flowing in from outside
- Oak-look laminate floors through the living spaces
- White oak veneer joinery with recessed handles
- Woodburner in a tiled nook, plus a built-in window seat
- Loop-pile nylon carpet in the bedrooms
- Brushed nickel tapware throughout

3
LEVELS

2
KITCHENS

2
LAUNDRIES

THE SETTING

MADE OF THE PLACE.

Johnstone Callaghan's starting point was the landscape around Hamilton Road: lake and mountain, tussock gold, river stone and the dark green of the bush.

Those colours carry straight through the homes, inside and out. Schist, timber and soft, earthy tones that sit quietly in the place.

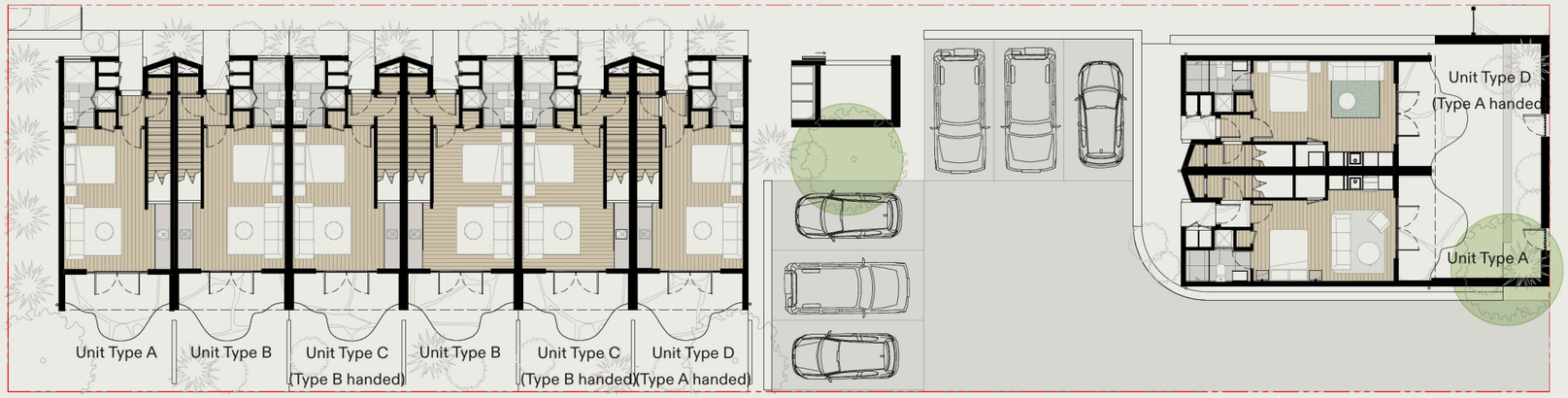


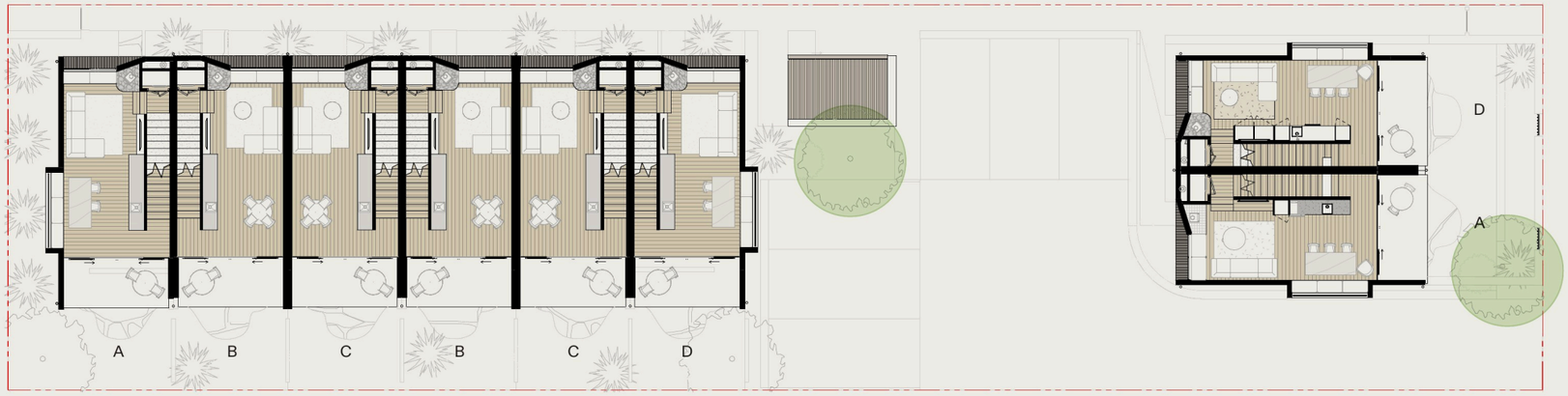




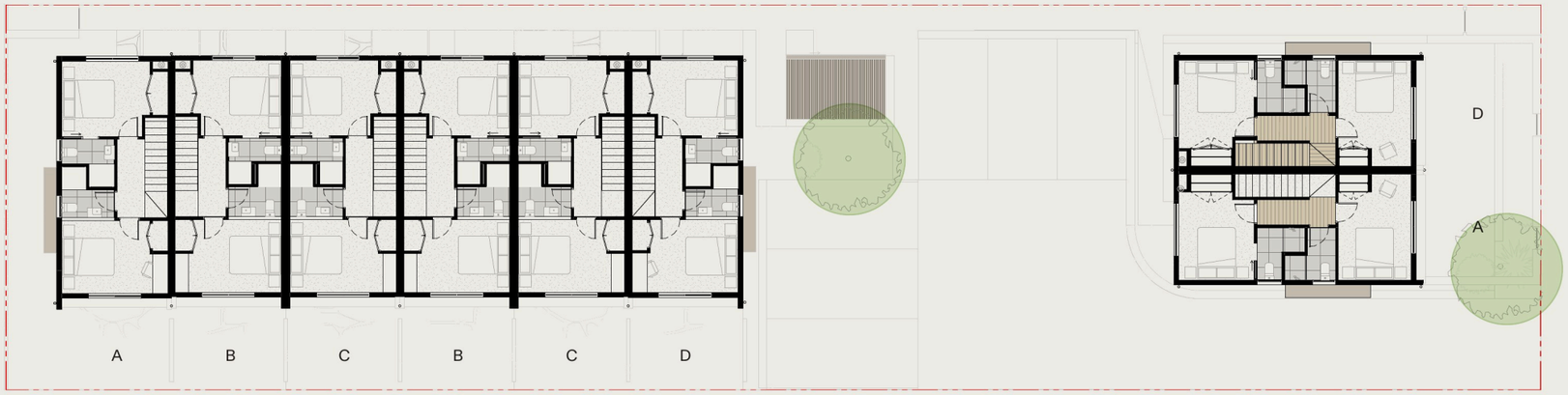


EIGHT HOMES, TWO KEYS EACH.





First Floor Plan



Second Floor Plan

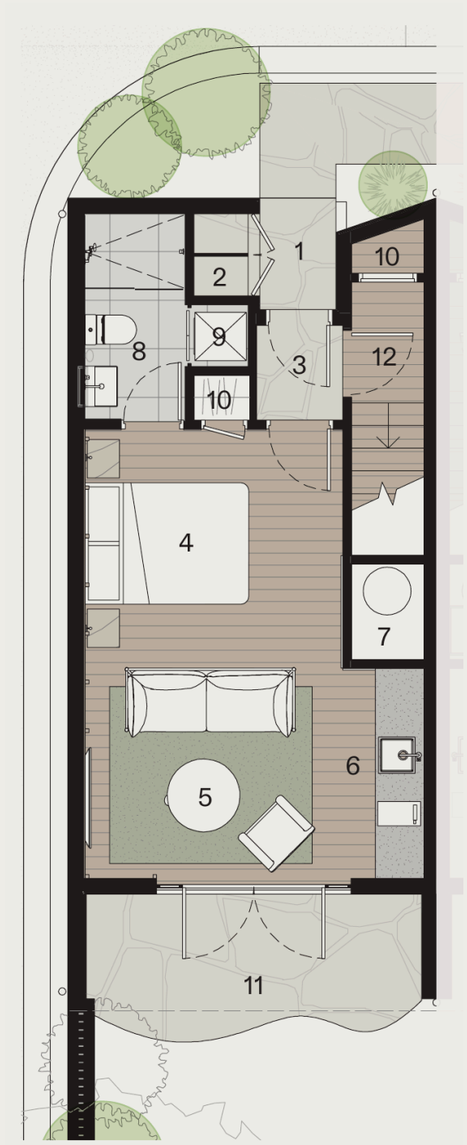


Concept interior design by Johnstone Callaghan Architects, October 2026. Indicative only: dimensions, products, finishes and layouts may change through design and consent. Not to scale. Unit types A–D shown; C and D are handed versions of B and A.

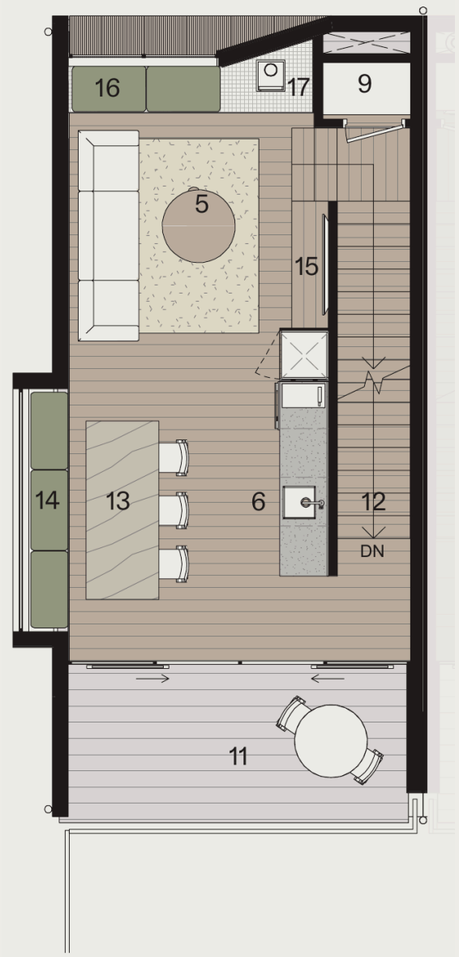
TYPICAL HOME

HOW IT FITS TOGETHER.

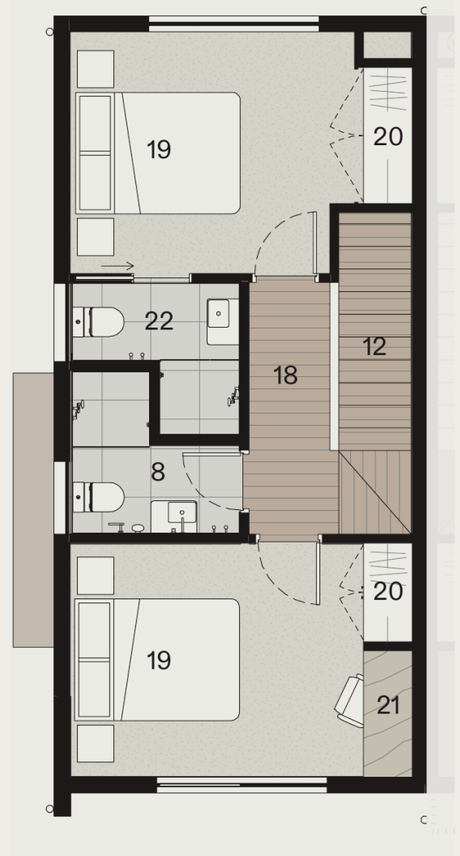
1 Entry
2 Outdoor store
3 Shared lobby
4 Bed
5 Living
6 Kitchen
7 Hot water
8 Bathroom
9 Laundry
10 Store
11 Outdoor living
12 Stair
13 Dining
14 Window seat
15 TV
16 Bench seat
17 Fire
18 Hall
19 Bedroom
20 Wardrobe
21 Desk
22 Ensuite



GROUND · STUDIO



LEVEL 1 · LIVING



LEVEL 2 · SLEEPING

N

Type A shown (end of terrace). Other homes are similar or mirrored. Not to scale.



THE EXTERIOR

OUTSIDE IN.

Vertical corrugate and cedar above a bagged brick base, with local schist walls and paving at the front door. The schist carries straight through into the entry, so outside and in read as one.

- Vertical corrugated cladding
- Cedar cladding and cedar gear-locker doors
- Bagged brick base
- Local schist walls and paving
- Oil-rubbed bronze outdoor wall lights
- Tussock and grass planting

Artist's impression



THE INTERIOR PALETTE

SOFT, WARM AND LOCAL.

Painted panelling and warm white walls, linen at the windows and an olive-green textile for the squabs. White oak veneer joinery throughout. Dark glazed and stone-look tiles ground the wet areas, the kitchens and the fire, with schist at the entry.

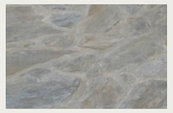
- Painted tongue-and-groove panelling
- White oak veneer ply joinery
- Linen-look curtains
- Olive textile to bench and window-seat squabs
- Schist paving at the entry
- Glazed and stone-look tiles
- Oak-look laminate floors; loop-pile nylon carpet

FINISHES · FLOORS

UNDERFOOT.

Codes match the tags on the plans.

EX. FF1



Schist stone paving
Random-size paving to the courtyard and front entry, matching inside

EX. FF2



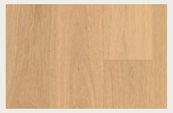
Garapa hardwood decking
On furring over membrane, left to silver. Level 1 balcony

FF1



Schist stone paving
Shared entry lobby, matching outside

FF2



Oak-look laminate
Wide boards. Studio, living, dining, hall and stair

FF3

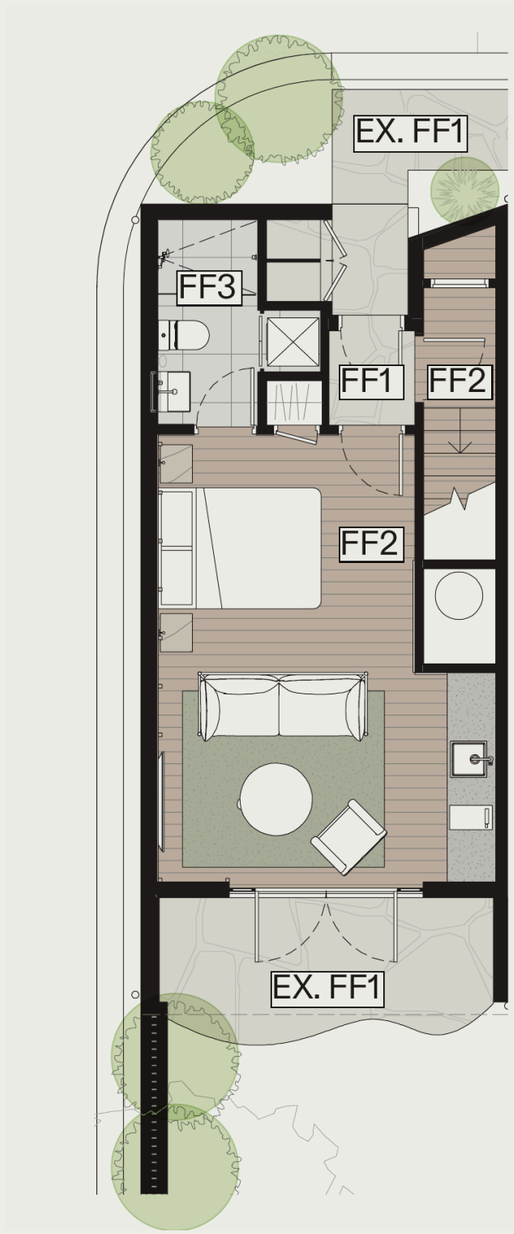


Floor tile, grey matte
Overcome Grey Matte, 600 × 600. All bathrooms

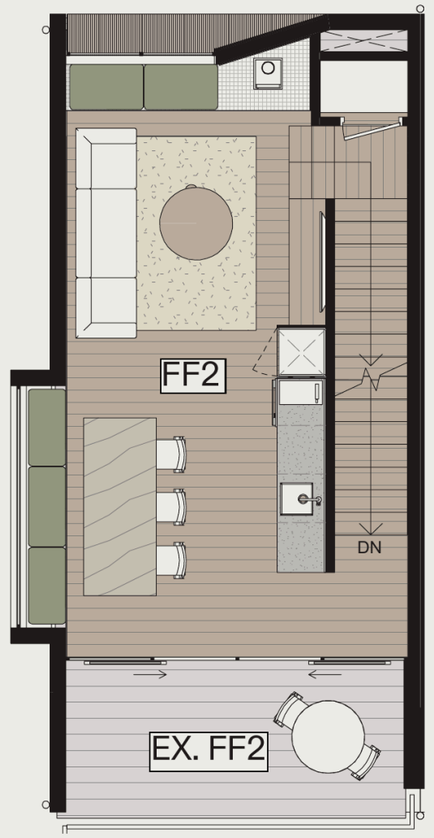
FF4



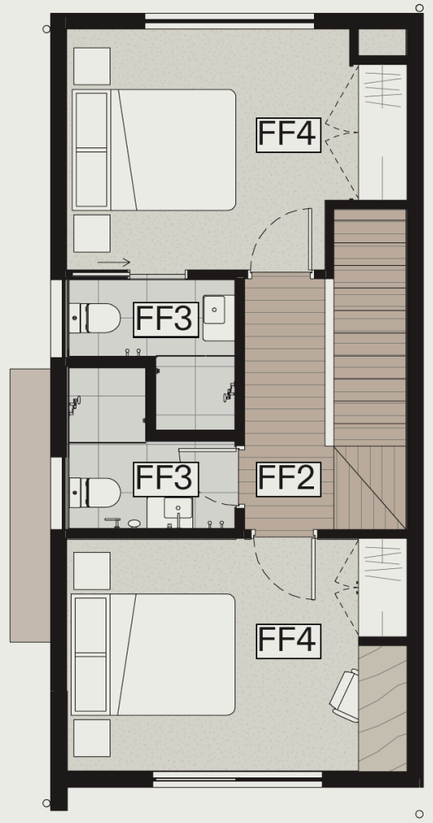
Loop-pile nylon carpet
Both bedrooms



GROUND · STUDIO



LEVEL 1 · LIVING



LEVEL 2 · SLEEPING

N

FINISHES · WALLS & CEILINGS

ON THE WALLS.

WF1 — Painted T&G panelling
Resene Ricecake. Entry

WF2 — Painted walls, painted skirting
Resene Ricecake. Throughout unless noted

WF3 — Timber dado, painted above
900 mm high with timber battens. Studio (all walls, into the kitchenette), dining bench back, Level 2 headboard walls

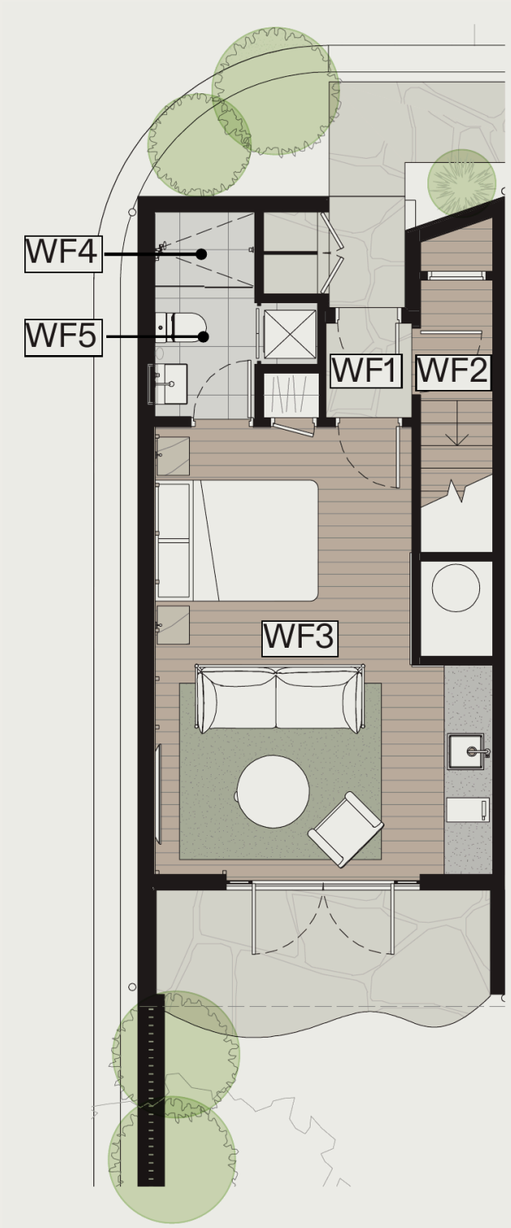
WF4 — Wall tile, grey matte
Overcome Grey Matte, 600 × 600. Showers

WF5 — Mosaic, grey matte
Plimepaplika Grey Matte, 50 × 50. Studio bathroom

WF6 — Wall tile, soot gloss
Vertical Soot Gloss, 100 × 100. Both kitchen splashbacks, fire surround

WF7 — Mosaic, sage green
Plimepaplika Sage Green, 50 × 50. Level 2 bathrooms

CEILING — Painted plasterboard
Resene Half Ricecake. All ceilings



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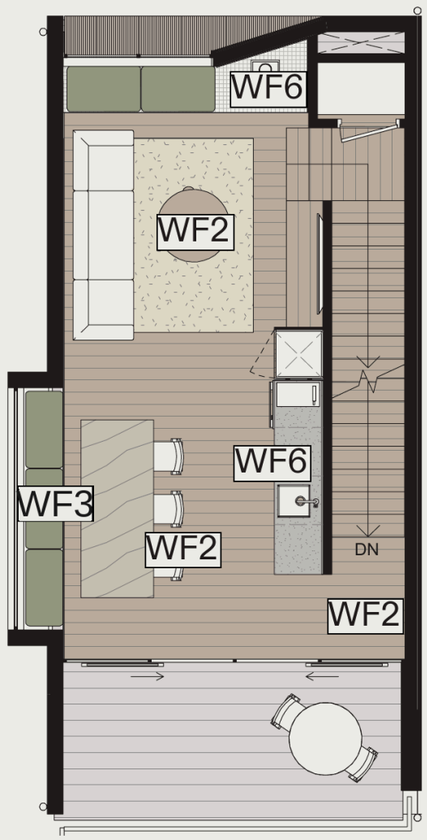
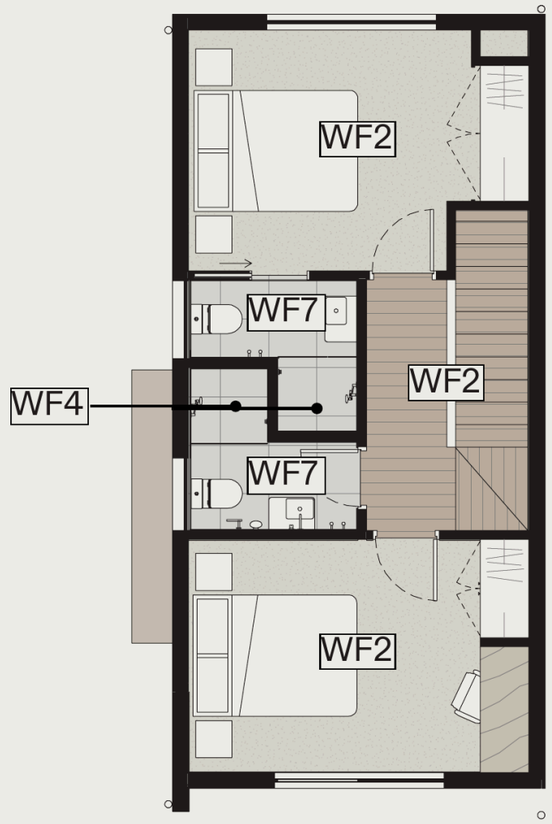


LEVEL 1 · LIVING



LEVEL 2 · SLEEPING

LIGHTING PLAN.

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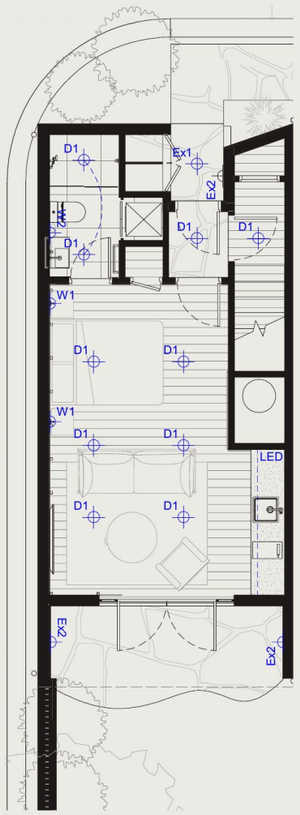
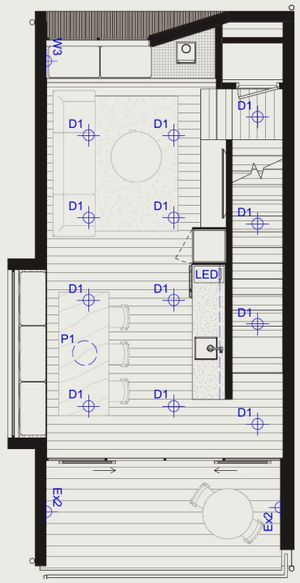
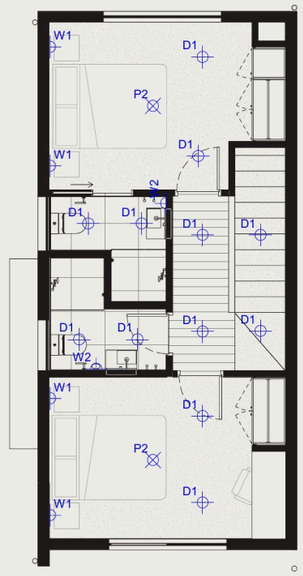


Ground · Studio



Level 1 · Living



Level 2 · Sleeping

Lighting



D1
Downlight
Halcyon R610



W1
Wall llght
ECC Astro Enna Micro
Recessed
Matte Nickel

W2
Wall llght
ECC Astro Zeppo
Polished Chrome



W3
Wall llght
ECC Artemides Mega
Tolomeo, Small



P1
Pendant
Lighting Direct, Byron
46cm Pendant
Natural



P2
Pendant
Cult NZ, HAY Paper 60cm
Pendant



Ex1
Exterior Downlight
Halcyon R730
Stainless Steel



Ex2
Lighting Direct
Norwest Wall Light
Oil Rubbed Bronze

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TAPWARE & SANITARYWARE.



1



2



3



4



5



6



7



8

Schedule

1. Mercer stainless steel sink
2. Abi Interiors Kitchen Mixer, brushed nickel
3. Abi Interiors Wall Tap & Mixer, brushed nickel
4. Elementi Splash Shower Rail and Abi interiors Mixer, brushed nickel
5. Abi Interiors Vertical Towel Rail
6. Plumbline Verso 550 Basin
7. Progetto Evo Back to Wall toilet suite
8. Abi Interiors accessories; toilet roll holder, hand towel hook, brushed nickel

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Artist’s impression. Furniture and styling indicative only.

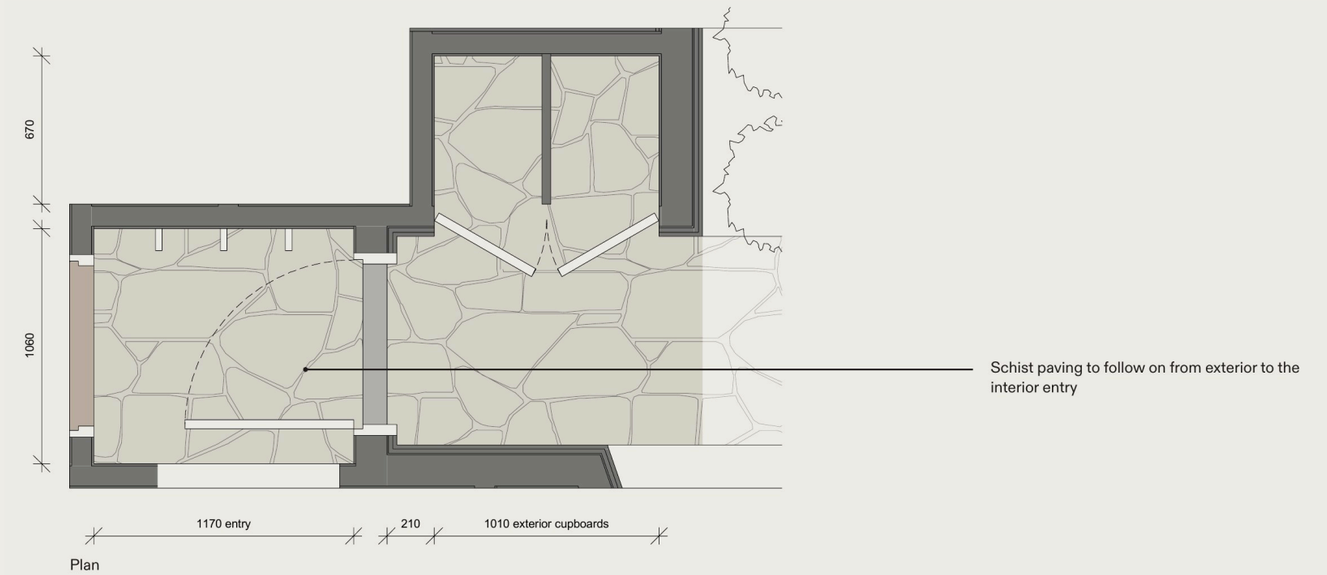
GROUND · THE STUDIO

THE SELF-CONTAINED STUDIO.

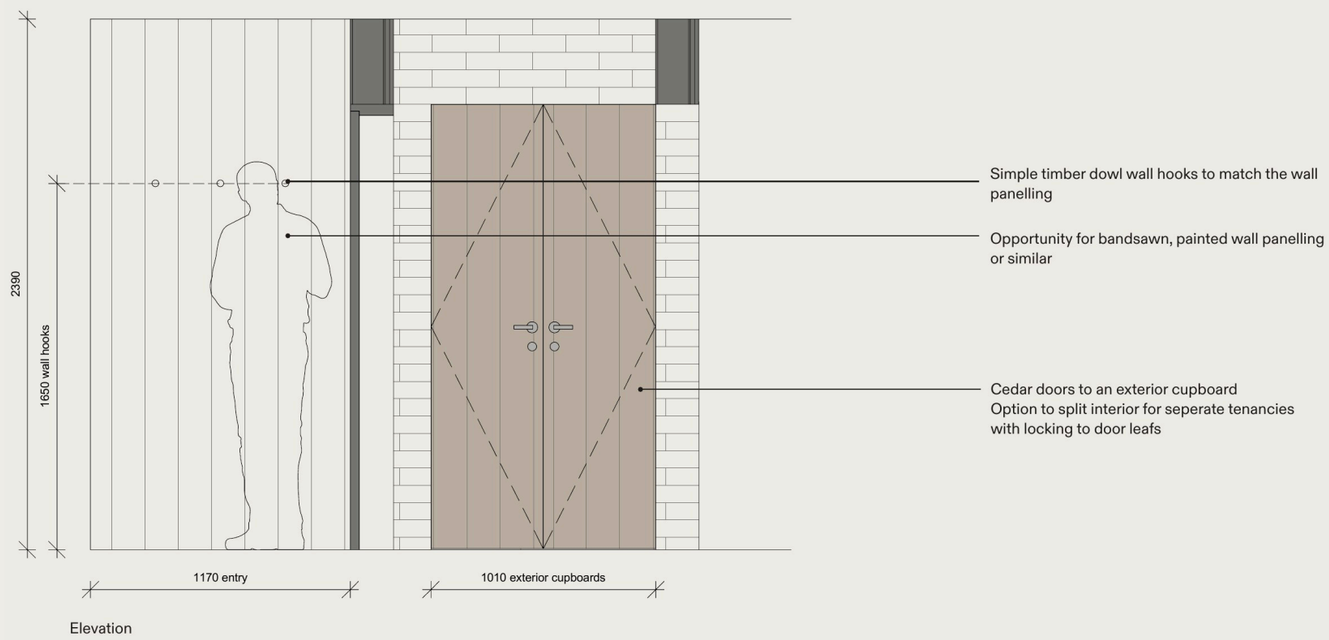
The studio is a self-contained place to stay, or to let. Schist paving carries in from the street to a shared entry, then oak-look laminate floors and a timber dado wrap the room and the kitchenette. Doors open straight onto a private courtyard.

- Painted tongue-and-groove entry with timber peg hooks
- Lockable cedar gear lockers for skis, bikes and boards
- Kitchenette with stone benchtop, soot gloss tile splashback, oven, hob and fridge
- Bathroom with sliding-screen shower and washer/dryer
- Concealed storage under the stair

THE ENTRY.



Plan



Elevation

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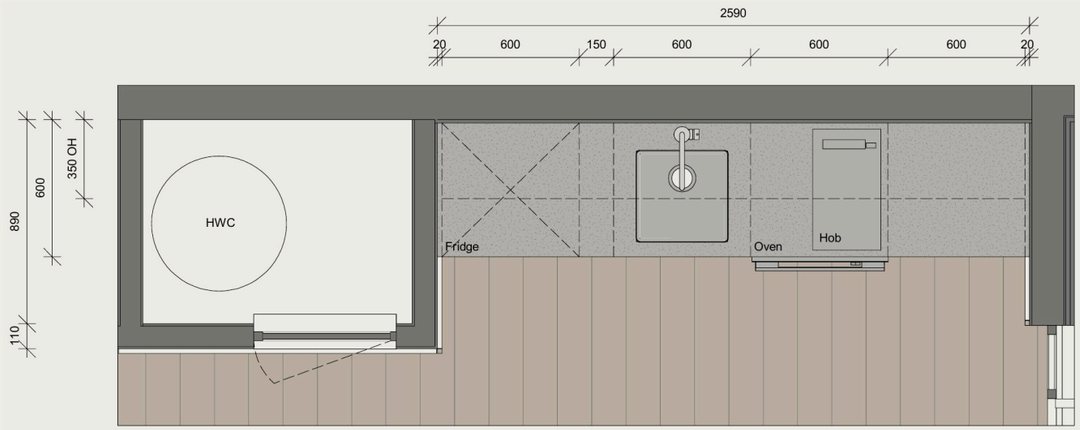
STUDIO KITCHENETTE.



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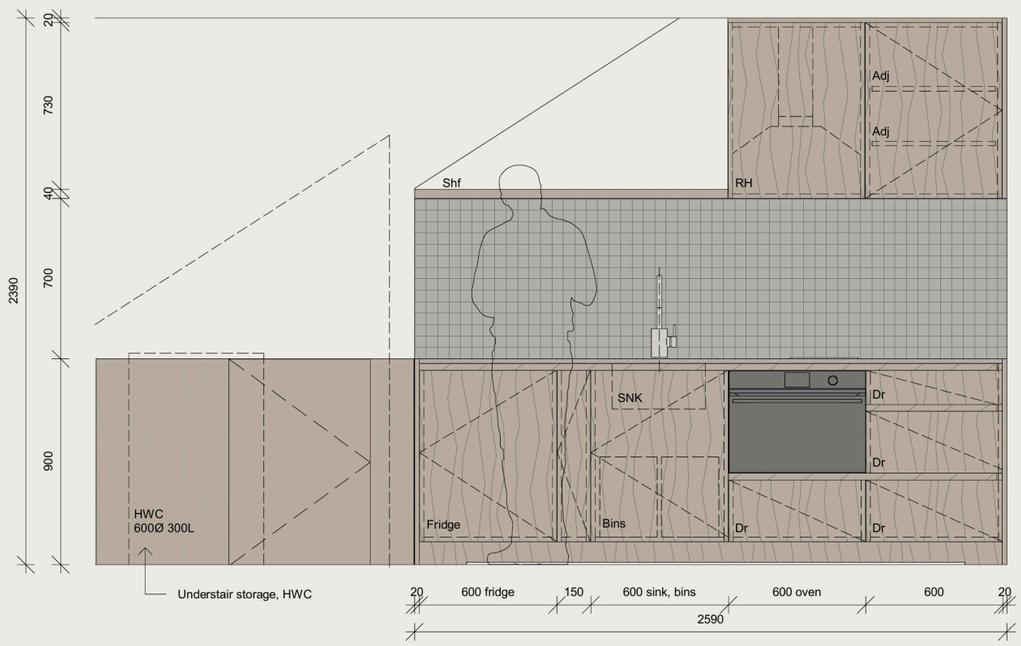
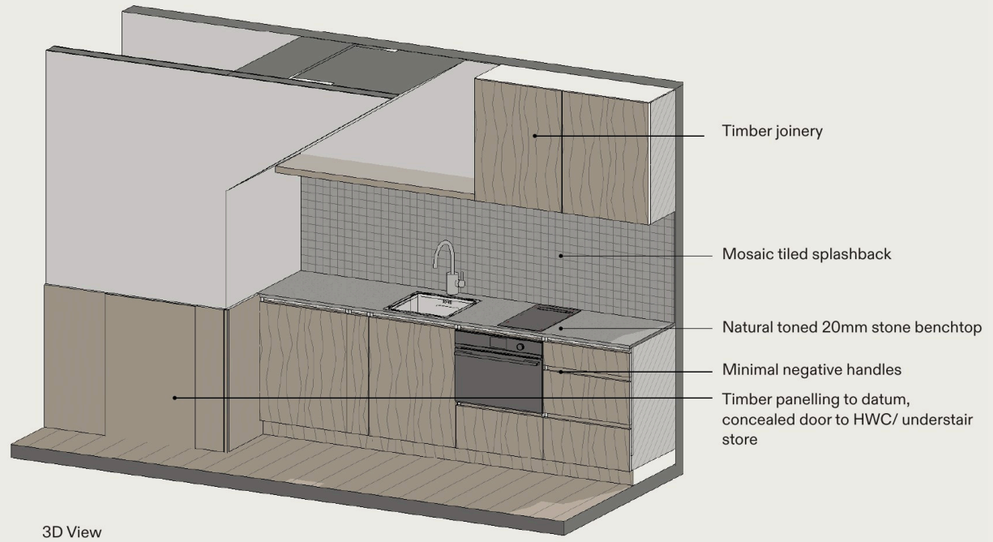


Elevation



3D View

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STUDIO BATHROOM.

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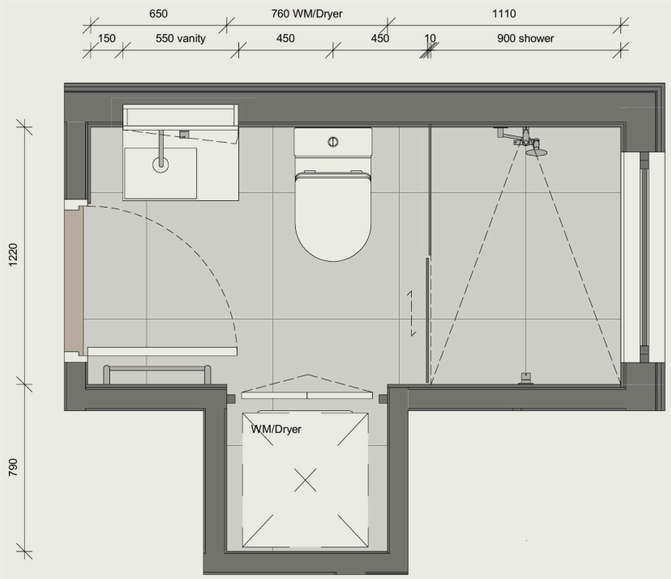
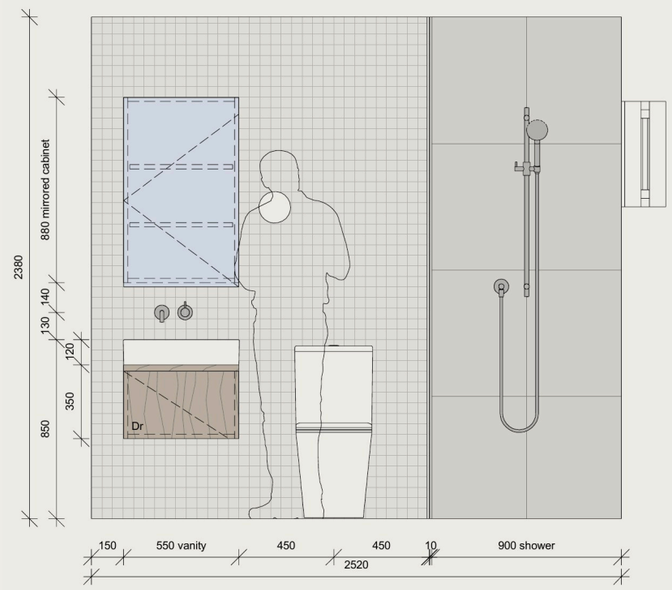


Plan



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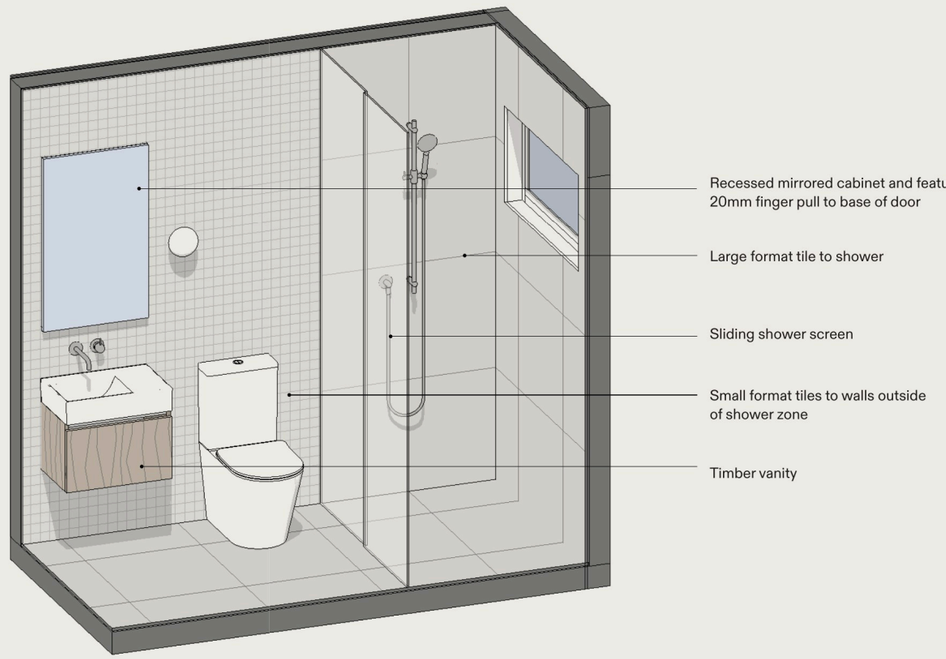

3D View

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LEVEL 1 · LIVING

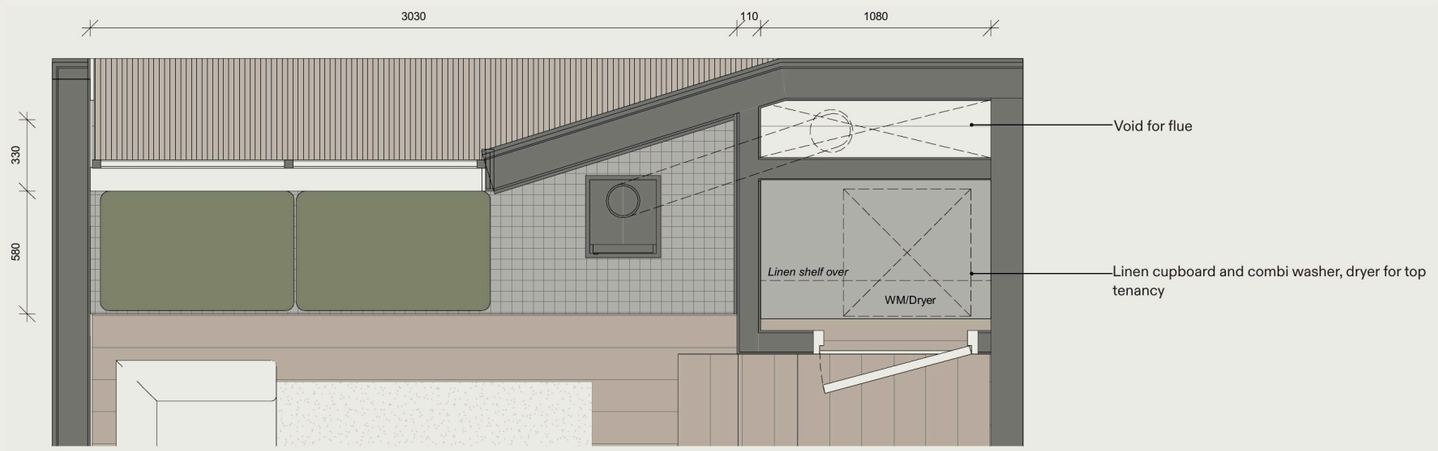
GATHER ROUND THE FIRE.

Upstairs is the main home. The living room is built around a woodburner in a tiled nook, with a long bench seat beside it: drawers below, a fabric squab on top. Oak-look floors, warm white walls and soft linen at the windows.

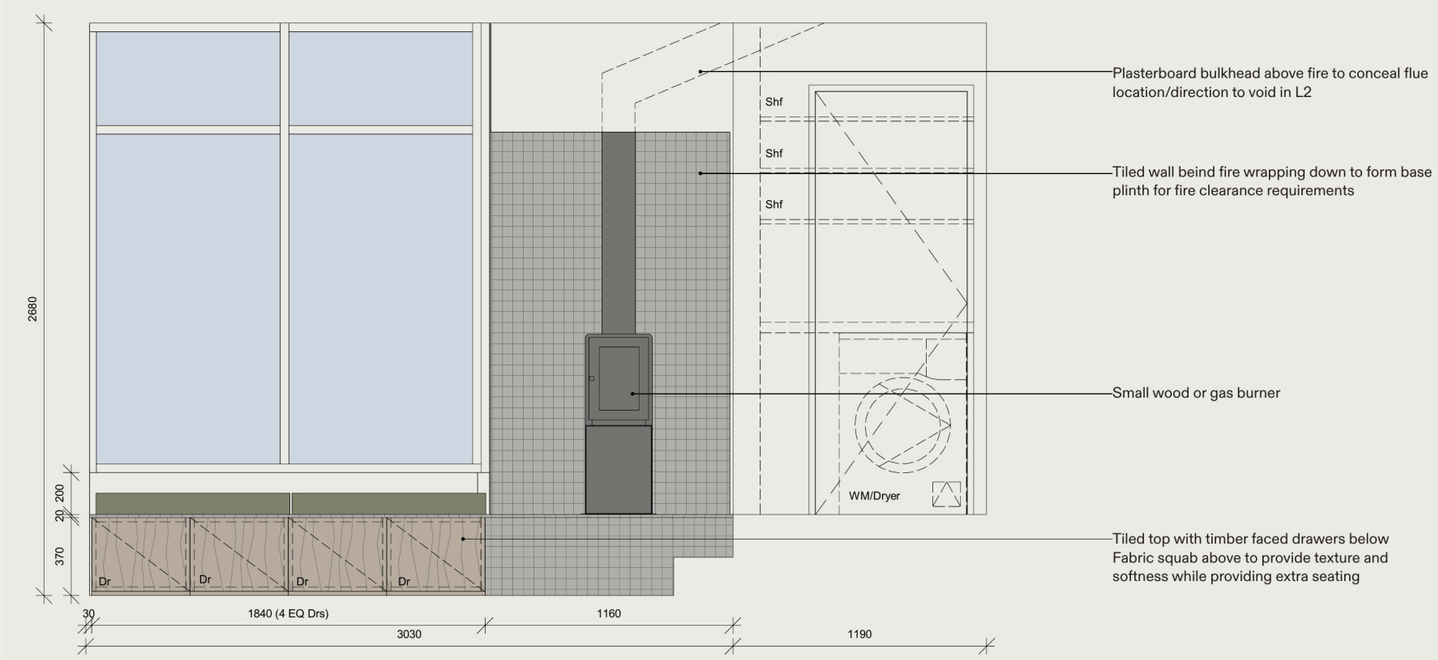
- Ultra-low-emission woodburner with log store
- Built-in bench seat with storage drawers
- Oak-look laminate floors, matched on the stair
- Laundry and linen cupboard for the main home
- Doors out to the balcony



FIRE, BENCH SEAT & LAUNDRY.



Plan



Elevation

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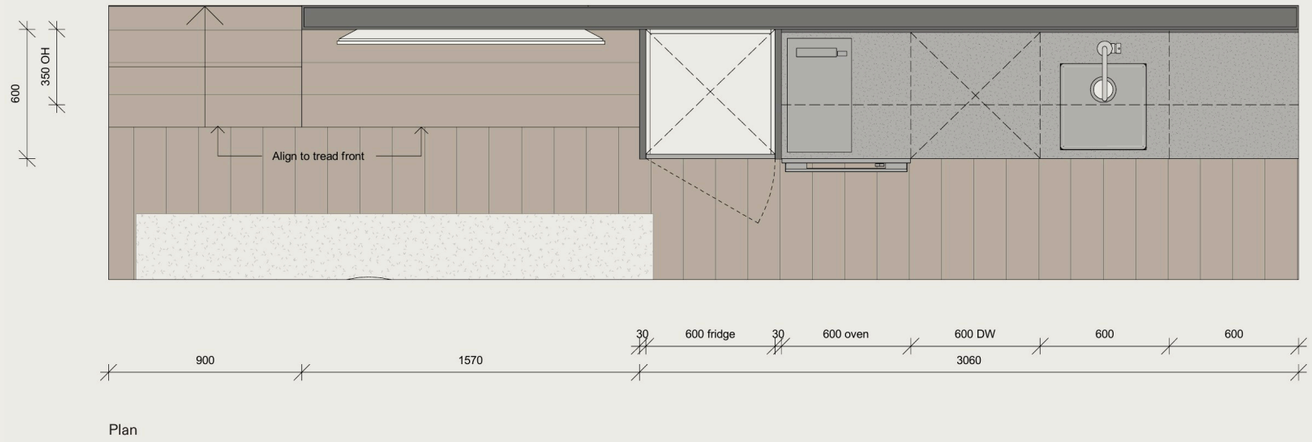
LEVEL 1 · KITCHEN & DINING

A LONG TABLE. A BIG WINDOW.

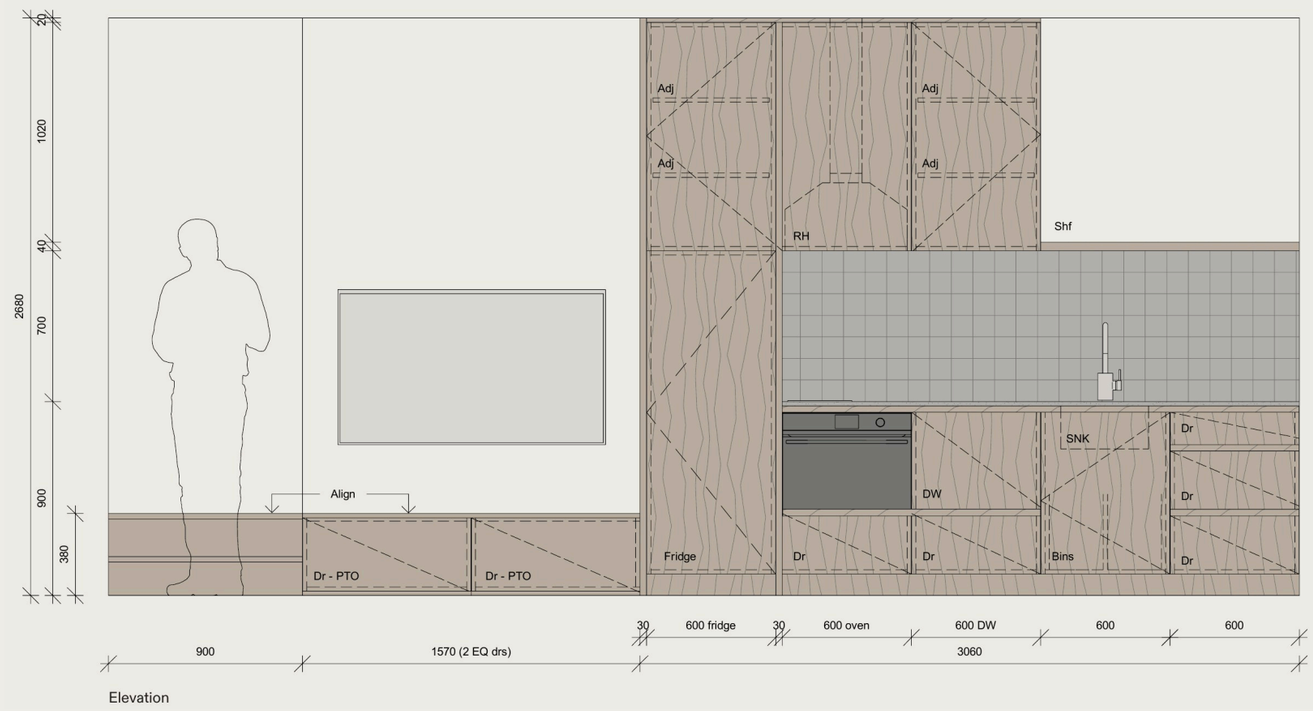
A full kitchen runs along one wall, with appliances tucked into white oak veneer joinery. Opposite, a built-in bench wraps under a deep picture window, so the table seats a crowd without taking over the room.

- Oven, hob, dishwasher and full-height fridge
- Engineered stone benchtop in a concrete tone; soot gloss tile splashback
- White oak veneer joinery with recessed handles and an open shelf
- Built-in dining bench with fabric squabs
- Picture window framed in a deep timber reveal
- Woven feature pendant over the table

KITCHEN PLAN & ELEVATION.



Plan



Elevation

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KITCHEN IN 3D.

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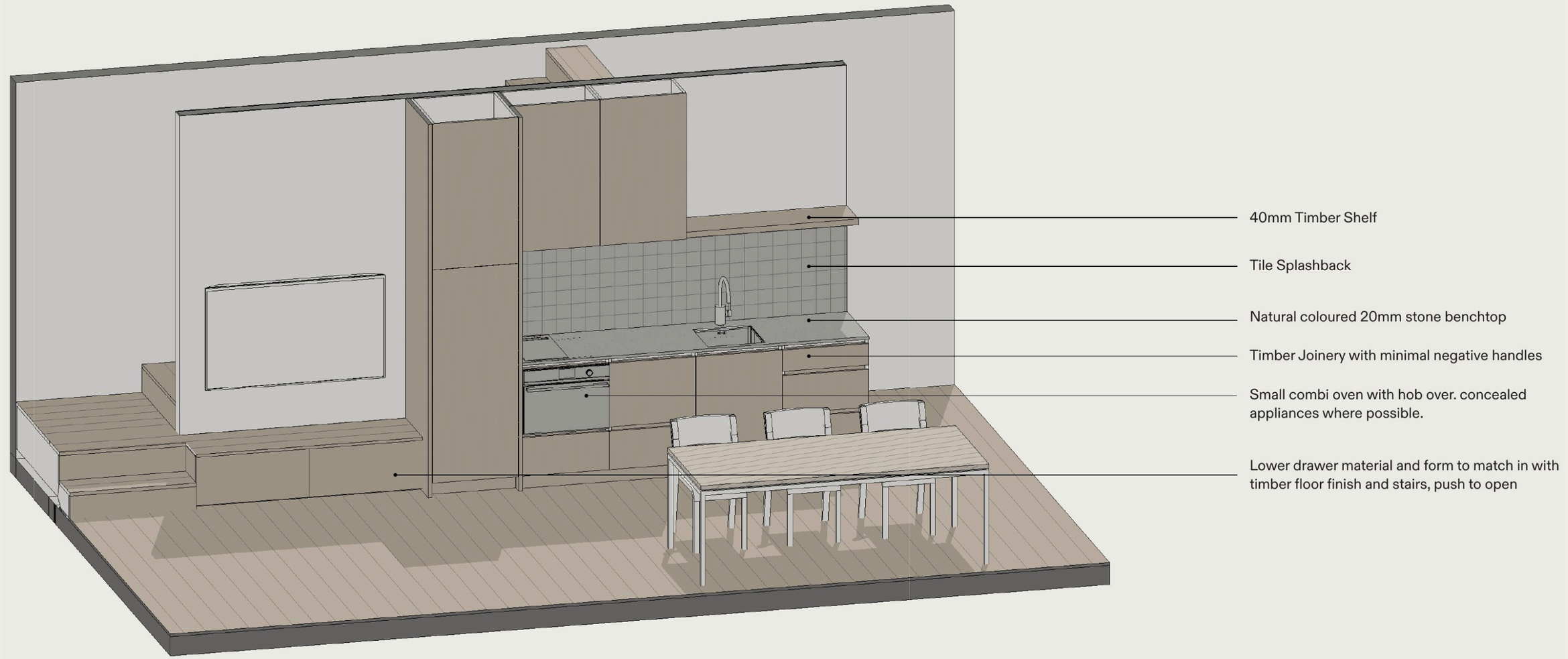

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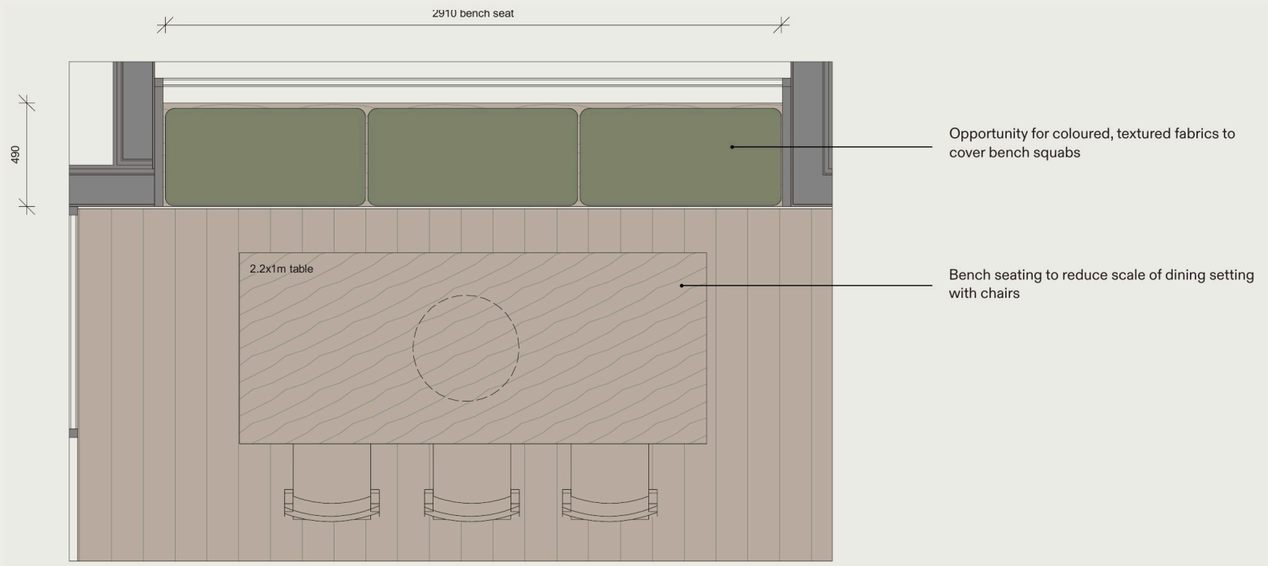
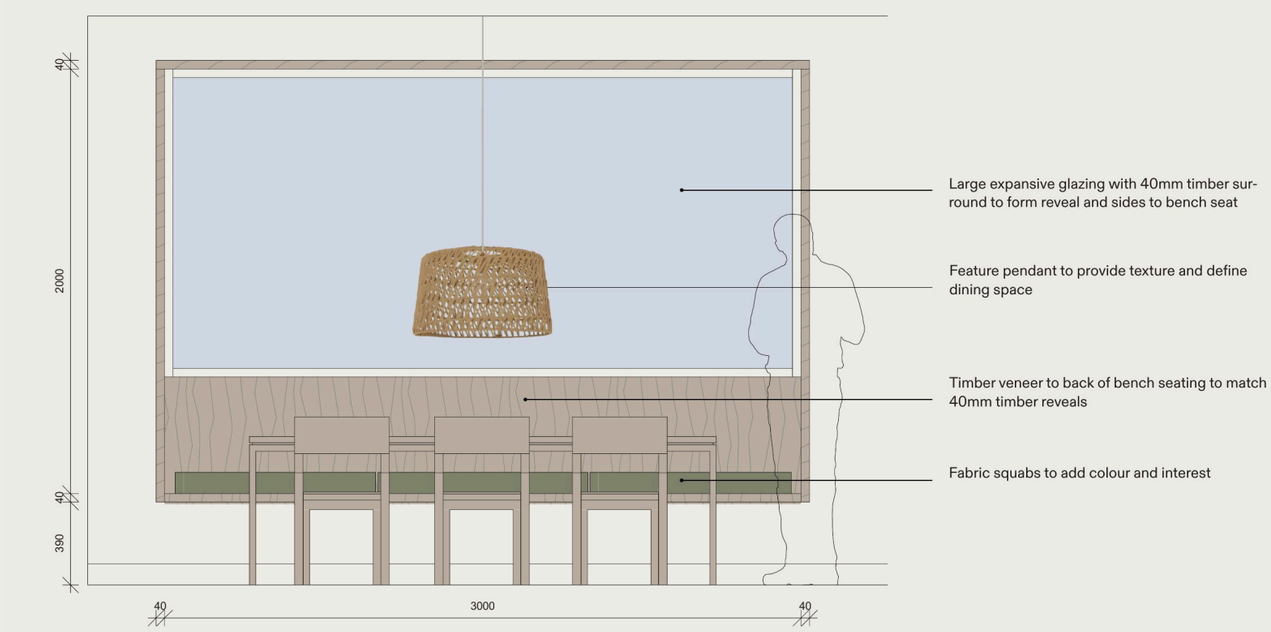
THE DINING BENCH.



Plan



Elevation

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LEVEL 2 · SLEEPING

TWO BEDROOMS UNDER THE GABLES.

BEDROOMS

- Two double bedrooms, with timber-panelled headboard walls
- Hard-wearing loop-pile nylon carpet
- Built-in wardrobes in a soft sage-grey, with shelf and rail
- Desk in the second bedroom
- Lockable owner's storage, handy if you let the home

BATHROOMS

- Two bathrooms, one an ensuite
- Sage-green mosaic walls
- Large-format stone-look floor tiles
- Timber vanity, mirrored cabinet and wall light
- Brushed nickel tapware and towel rail





TWOFOLD

DUAL-KEY HOMES · QUEENSTOWN

Artist's impression. Furniture and styling indicative only.

BATHROOM & ENSUITE.

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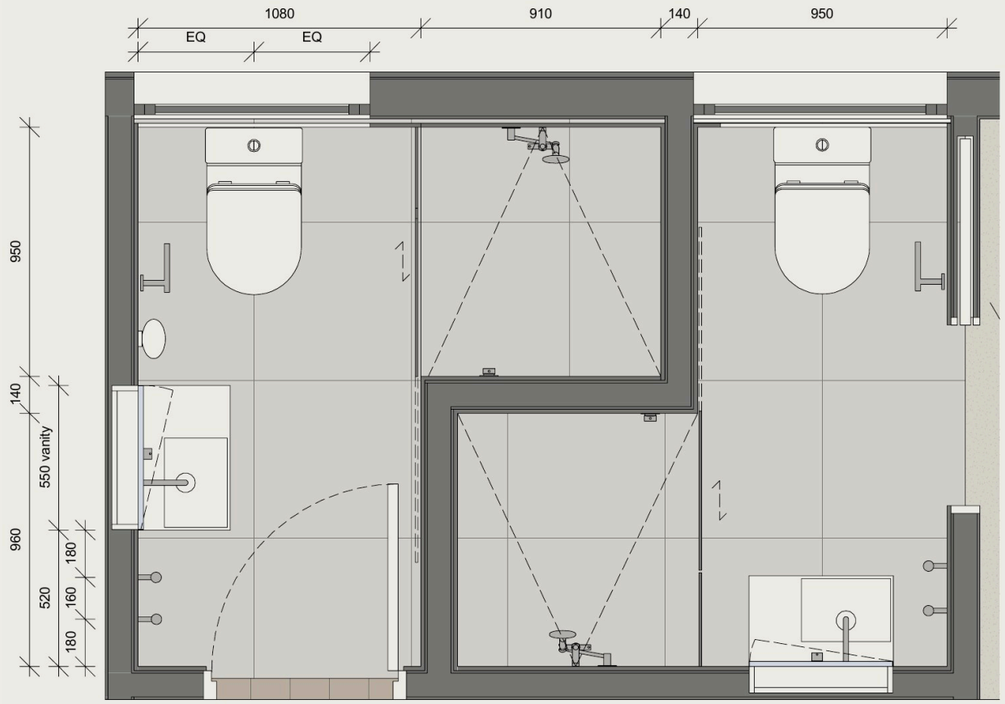
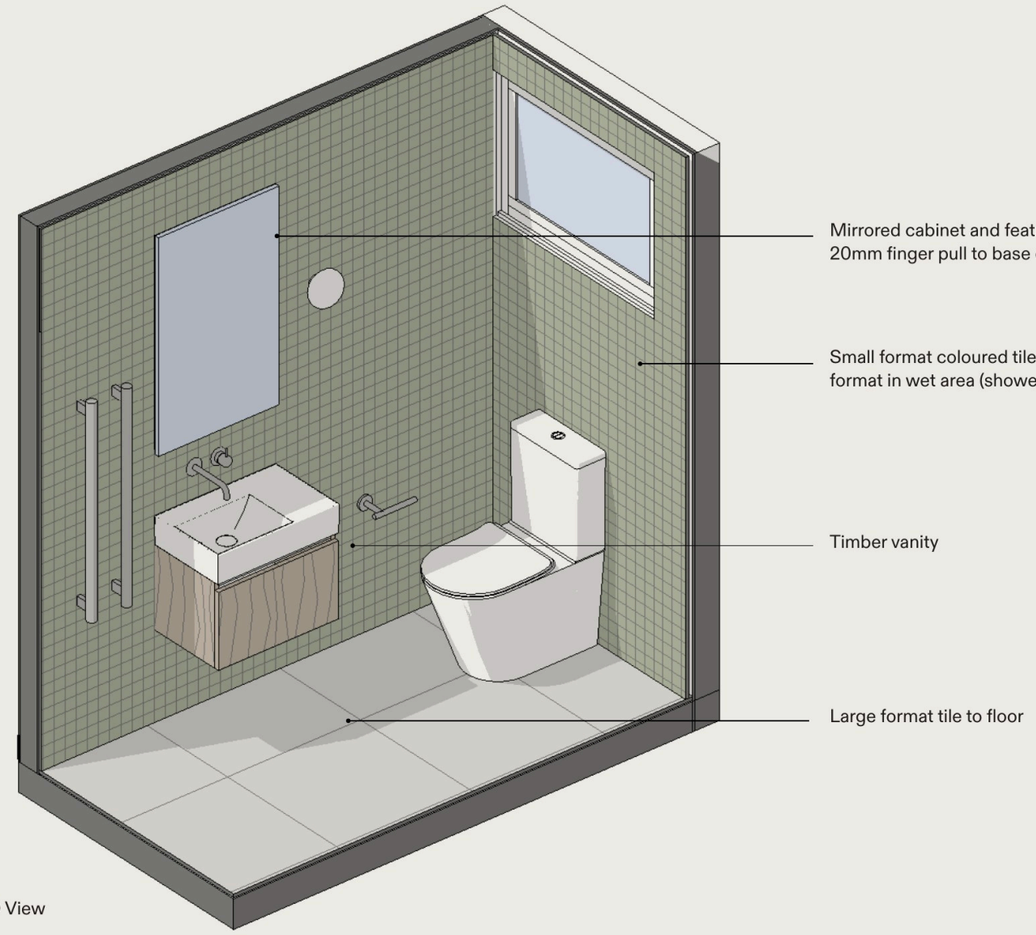


Plan



3D View

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LEVEL 2 · BATHROOMS

SAGE GREEN, STONE UNDERFOOT.

Two bathrooms upstairs, one an ensuite. Sage-green mosaic walls over large-format stone-look floor tiles, with a timber vanity and brushed nickel tapware.

- Two bathrooms, one an ensuite
- Sage-green mosaic walls
- Large-format stone-look floor tiles
- Timber vanity, mirrored cabinet and wall light
- Brushed nickel tapware and towel rail

Artist's impression. Final finishes and fittings may differ.

BATHROOM ELEVATIONS.

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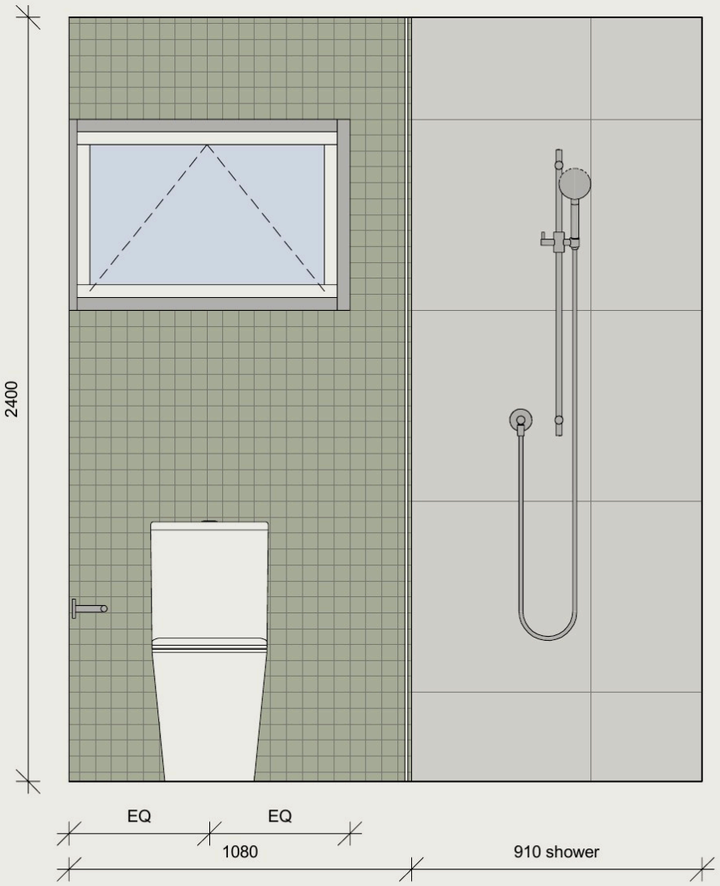
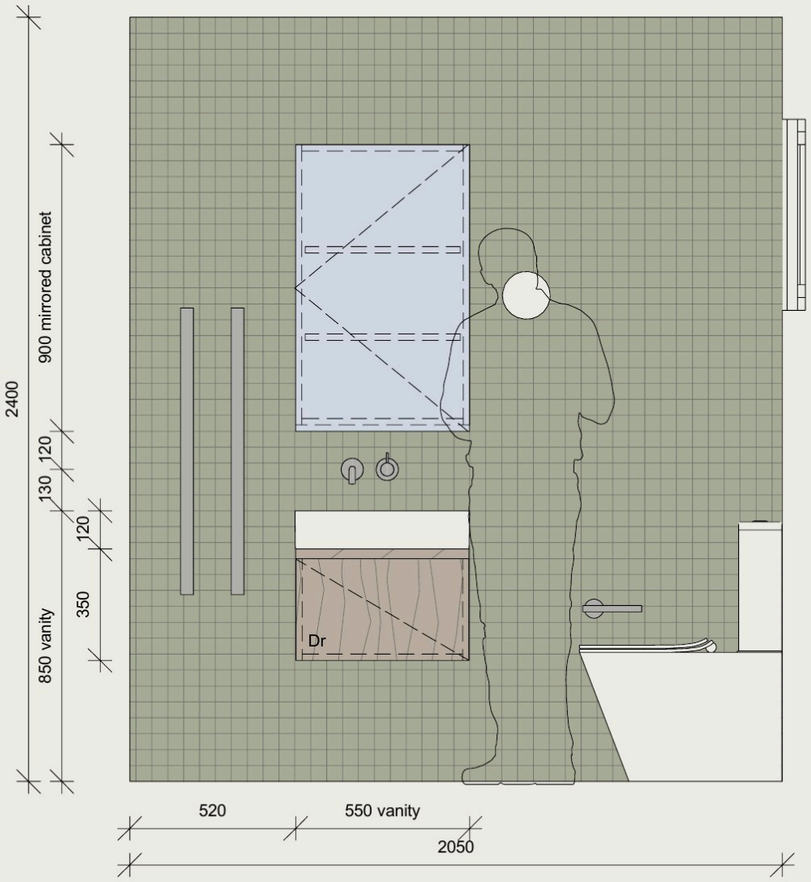
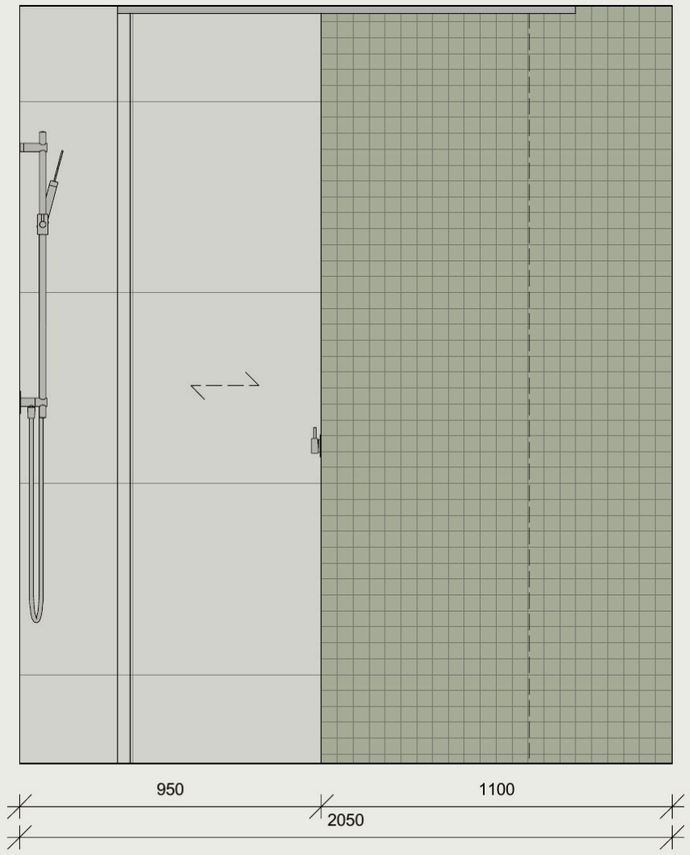


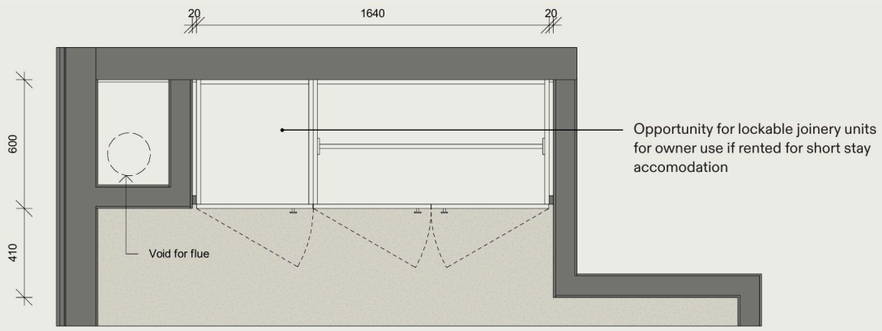




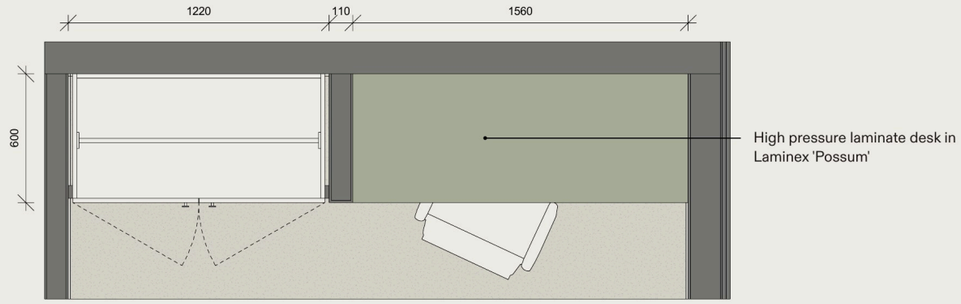
Elevations

Concept interior design by Johnstone Callaghan Architects, October 2026. Indicative only: dimensions, products, finishes and layouts may change through design and consent. Not to scale.

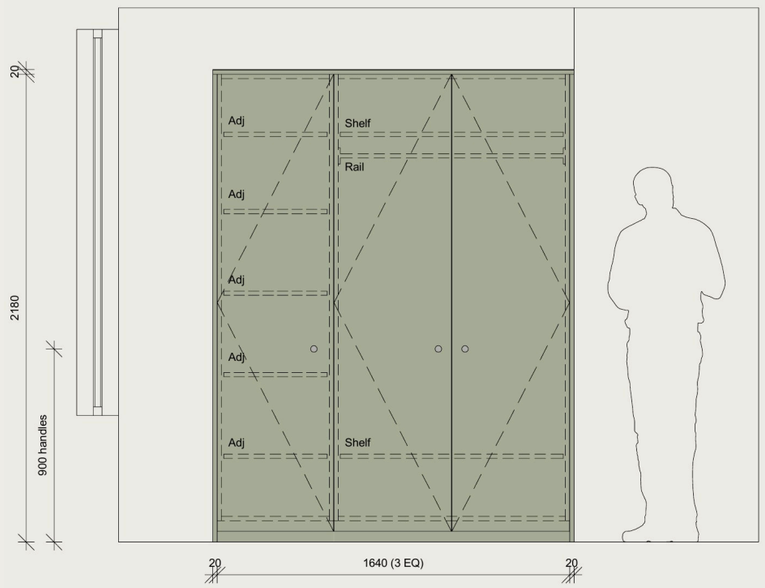
WARDROBES & DESK.



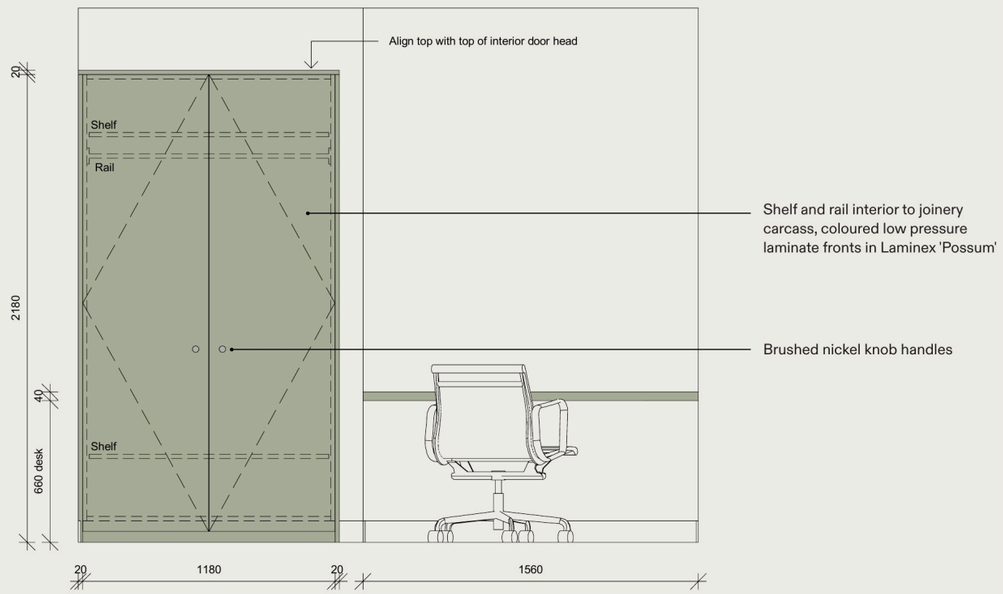
Plan



Plan



Elevation



Elevation

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A FULL COLLABORATION

THREE 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. Johnstone Callaghan Architects designed the homes, inside and out.

TALK TO US

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Crampton & Smith × DWELL

Interior design by **Johnstone Callaghan Architects**

TWOFOLD

Concept interior design, October 2026. Information is indicative and subject to change through design and consent, and doesn't form part of any contract. Finishes, fittings, appliances and layouts may differ. Renders are artist's impressions; furniture and styling are shown for mood only and are not included unless bought as a furniture package. Plans not to scale.