



**MOUNTAIN OAK**  
QUEENSTOWN APARTMENTS

36 RED OAKS DRIVE **FRANKTON**

**RayWhite**

INFORMATION MEMORANDUM | Confidential Document



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# MOUNTAIN OAK APARTMENTS

## VISION BECOMES REALITY

Mountain Oak Apartments offer a diverse selection of thoughtfully designed residences, tailored to suit a wide range of lifestyles, ownership needs, and investment goals.

### ONE BEDROOM APARTMENTS

Standard one bedroom layouts, ideal for owner occupiers, holiday use, or long term investment.

One bedroom flexi options, incorporating an additional multipurpose room that works perfectly as a home office, media room, or storage space (refer to plans).

### TWO BEDROOM APARTMENTS

Well proportioned standard two bedroom layouts.

Two bedroom flexi apartments, featuring an extra adaptable room to suit changing needs.

### THREE BEDROOM APARTMENTS

A limited selection of standard three bedroom apartments.

One exclusive three bedroom penthouse, offering elevated living and premium positioning within the complex.

### TWO BEDROOM DUAL KEY APARTMENTS

Dual key layouts are available on all levels, providing excellent flexibility for dual income or mixed use

Mountain Oak Apartments stand out as one of Queenstown's most stress free ownership and investment opportunities. This is the only apartment complex in the area with an OIO exemption, meaning buyers can purchase regardless of passport or residency





status. For many, this presents a rare opportunity to own a home in Queenstown that would otherwise not be possible.

An optional in-house management service is available, making ownership effortless and allowing personal use of the apartment for up to 180 days per year. New Zealand, Australian, and Singapore passport holders enjoy complete flexibility, with the option to live in the apartment full time, lock and leave, or place it under management.

With multiple apartment configurations, ownership structures, and usage options available, Mountain Oak Apartments present a genuinely versatile opportunity in one of Queenstown's most desirable locations.

*Render/images and videos are artist's impression only.*

## PROPERTY INFORMATION

### BUILDING STRUCTURE

- Piles and concrete ground beams
- Steel frame with steel columns, floors and core walls, K braces
- Steel frame with metal roof and membrane gutters
- Aluminium and glazed unitized curtain wall system (or similar)
- Precast concrete and/or CLT panels
- Prefinished powder coated aluminium and steel joinery
- Double glazing to achieve thermal and acoustic comfort

### DESIRABLE AMENITIES

- Impressive entrance lobby leading into the main circulation space
- 3 Passenger lifts delivering favourable wait times
- Car parking is available for purchase for selected units in a covered, uncovered or on-street space

### SAFETY & SECURITY

- Audio intercom to front door release for each apartment
- Individual floor levels access controlled
- The building is sprinkler protected throughout with alarm directly connected to the fire service
- Electronic key locked front door

### ACOUSTICS

- Inter-tenancy walls between apartments have been designed to meet or exceed the local authority requirements
- The floors on the apartments are acoustically treated to minimise impact noise transfer

### SMART INTERIORS

- Intelligent and efficient layouts to maximise space and natural light
- Durable wide plank luxury vinyl flooring throughout living and kitchen areas
- 36oz nylon cut pile carpet to bedrooms
- Airy ceiling heights in all living areas
- Curtains throughout provide added privacy and light control
- Energy efficient heat pumps provide heating and air conditioning for year round comfort
- Recessed LED light fixtures provided throughout
- MATV system and high speed data cabling provided
- A hot water plant system delivering consistent hot water on demand to each apartment

### MODERN KITCHENS

- Luxurious and durable engineered or porcelain bench tops with a full height tiled or engineered stone splashback
- Stainless steel under mount sink

- Kitchens include Fisher & Paykel and Haier appliances as follows:
  - Stainless steel dishwasher
  - Induction Cook top
  - Oven
  - Integrated rangehood
- Stainless steel fridge can be purchased under a separate whiteware package

### LUXURIOUS BATHROOMS

- Feature tiled wall in bathroom, tiled skirting to remainder
- Large format ceramic tiles to floor
- Modern and convenient storage vanities include soft close functionality
- Glass shower
- Modern toilet suite, dual flush with soft closer
- European styled matching basin mixer, shower mixer and slide rail
- Heated towel rail
- Underfloor heating to all bathrooms

### LAUNDRY

- Washing machine and dryer can be purchased in a separate whiteware package



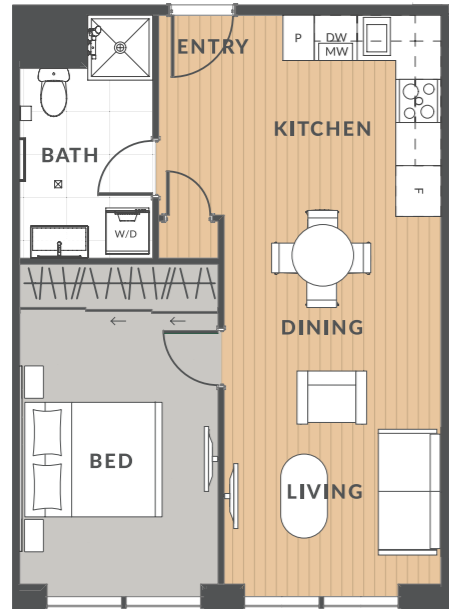
# ONE BEDROOM APARTMENTS

## ONE BED FLOOR PLAN 1 OF 3

G01, G03, G09, G11, 101, 117, 120, 201, 217, 220  
301, 317, 320, 401, 413, 417

1 BED | 1 BATH | \*49-52m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.

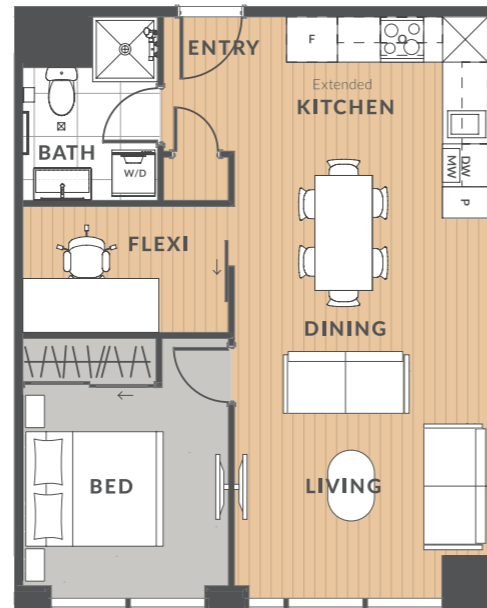


## ONE BED FLOOR PLAN 2 OF 3

G02, 102, 202, 302, 402

1 BED + FLEXI | 1 BATH | \*55-56m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.

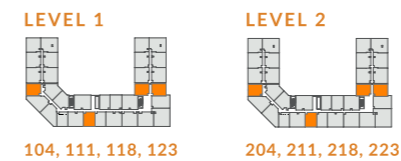
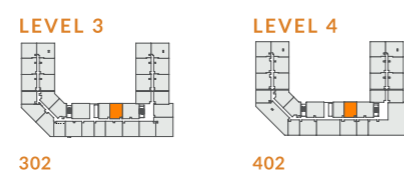
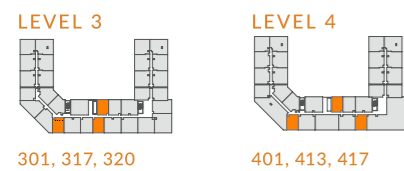
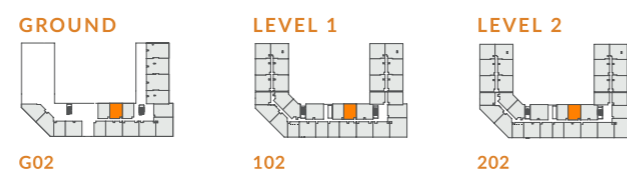
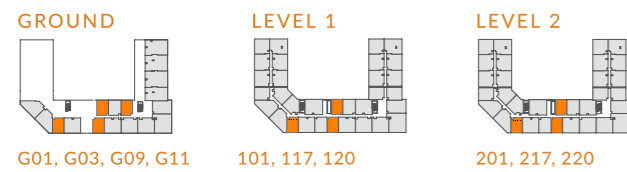
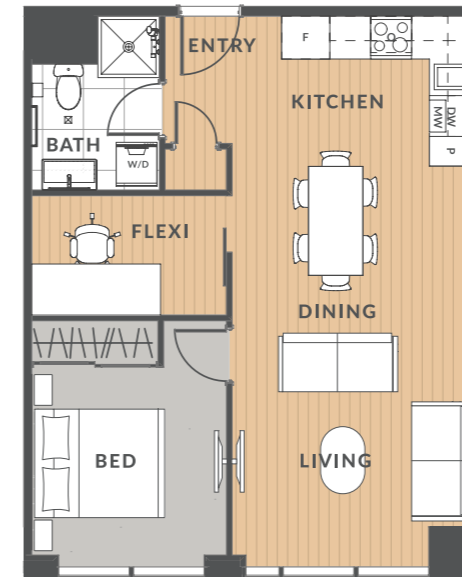


## ONE BED FLOOR PLAN 3 OF 3

104, 111, 118, 123, 204, 211, 218, 223, 304, 311,  
318, 323, 404, 411, 419

1 BED + FLEXI | 1 BATH | \*54-57m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.



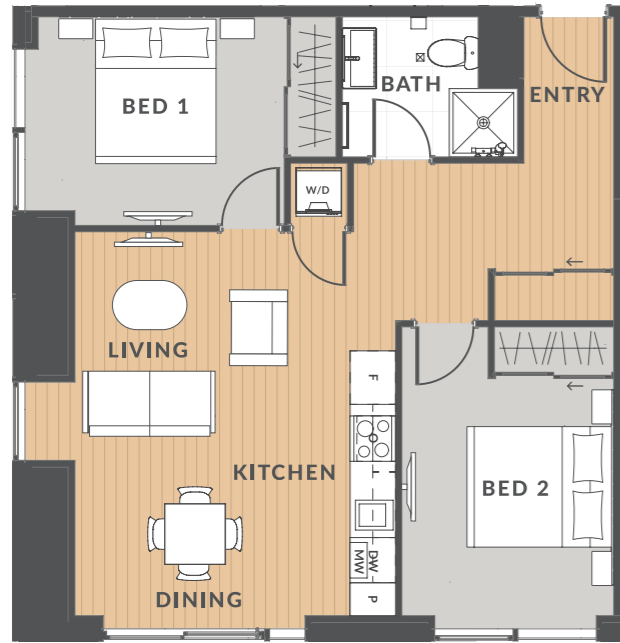
# TWO BEDROOM APARTMENTS

## TWO BED FLOOR PLAN 1 OF 12

107, 126, 207, 226, 307, 326, 407, 422

2 BED | 1 BATH | 1 CARPARK | \*67m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.



## TWO BED FLOOR PLAN 2 OF 12

209, 210 309, 310, 328, 329, 409,410,424, 425

2 BED | 2 BATH | 1 CARPARK | \*72-74m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.



## TWO BED FLOOR PLAN 3 OF 12

116, 119, 216, 219, 316, 319

2 BED | 2 BATH | 1 CARPARK | \*73-76m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.



## TWO BED FLOOR PLAN 4 OF 12

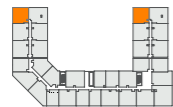
208, 327, 408, 423

2 BED | 2 BATH | 1 CARPARK | \*76-77m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.

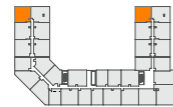


LEVEL 1



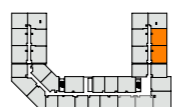
107, 126

LEVEL 2



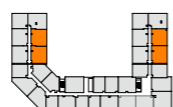
207, 226

LEVEL 2



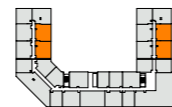
209, 210

LEVEL 3



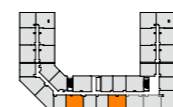
309, 310,  
328, 329

LEVEL 4



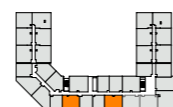
409,410,  
424, 425

LEVEL 1



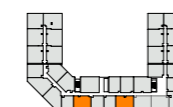
116, 119

LEVEL 2



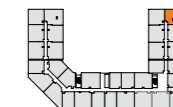
216, 219

LEVEL 3



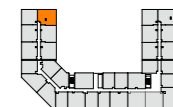
316, 319

LEVEL 2



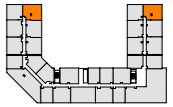
208

LEVEL 3



327

LEVEL 4



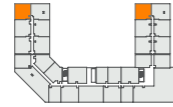
408, 423

LEVEL 3



307, 326

LEVEL 4



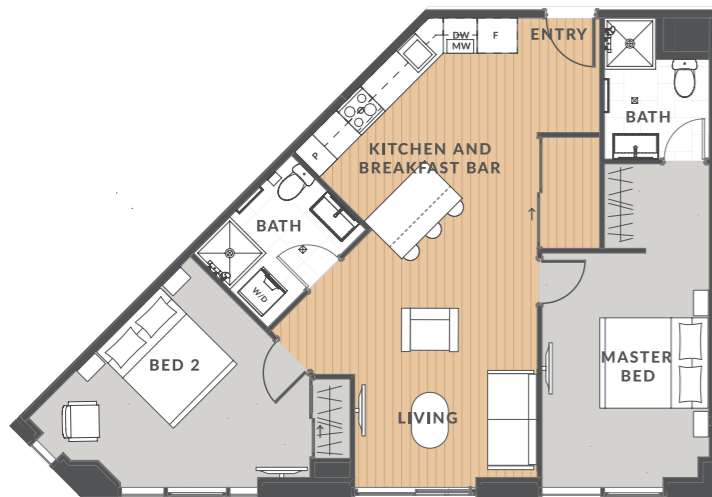
407, 422

**TWO BED FLOOR PLAN 5 OF 12**

G13, 122, 222, 322

2 BED | 2 BATH | 1 CARPARK | \*78m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.



**TWO BED FLOOR PLAN 6 OF 12**

G12, 121, 221, 321

2 BED | 2 BATH | 1 CARPARK | \*78m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.

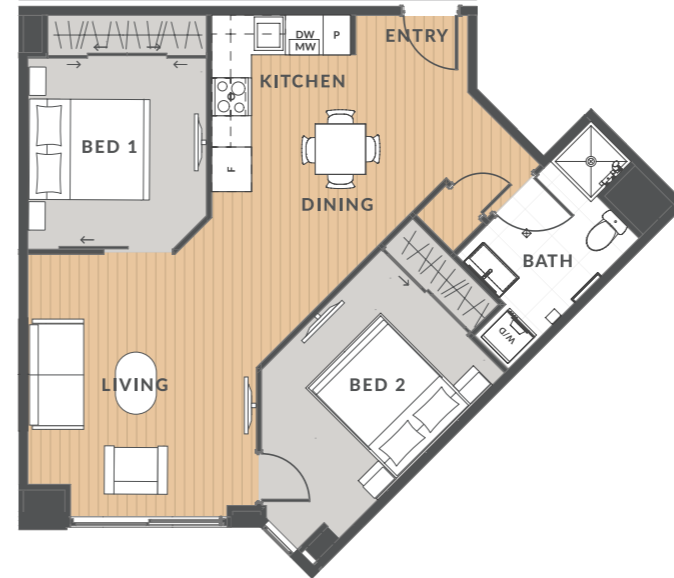


**TWO BED FLOOR PLAN 7 OF 12**

130, 230, 330, 426

2 BED | 1 BATH | 1 CARPARK | \*64m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.

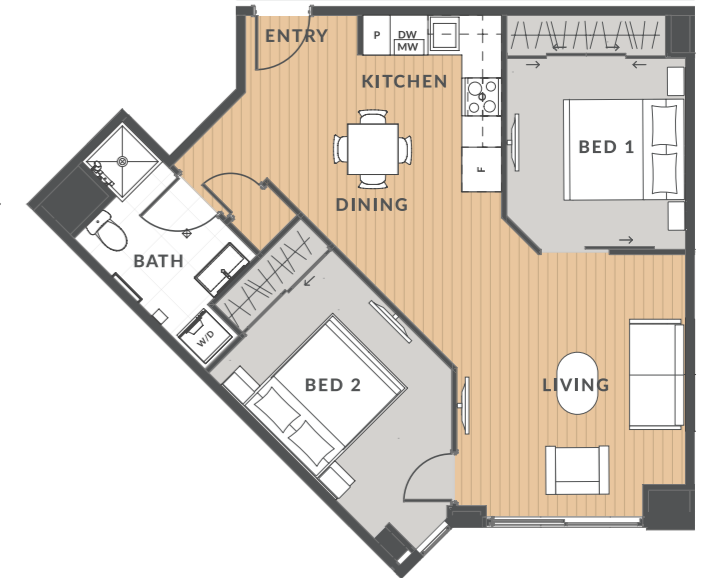


**TWO BED FLOOR PLAN 8 OF 12**

131, 231, 331, 427

2 BED | 1 BATH | 1 CARPARK | \*64m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.



GROUND



G13

LEVEL 1



122

LEVEL 2



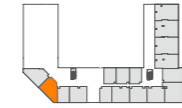
222

LEVEL 3



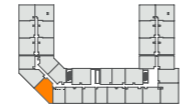
322

GROUND



G12

LEVEL 1



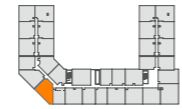
121

LEVEL 2



221

LEVEL 3



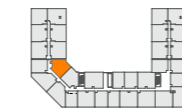
321

LEVEL 1



130

LEVEL 2



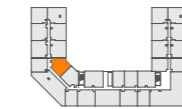
230

LEVEL 3



330

LEVEL 4



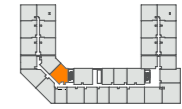
426

LEVEL 1



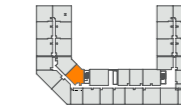
131

LEVEL 2



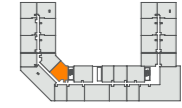
231

LEVEL 3



331

LEVEL 4



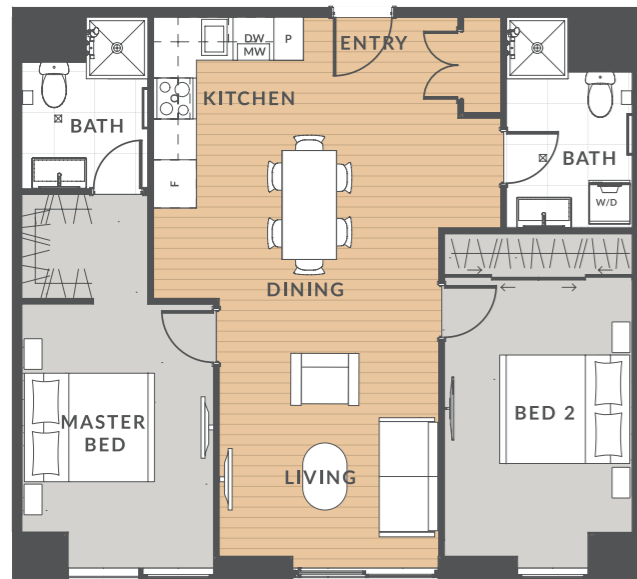
427

**TWO BED FLOOR PLAN 9 OF 12**

416

2 BED | 2 BATH | 1 CARPARK | \*75m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.



LEVEL 4



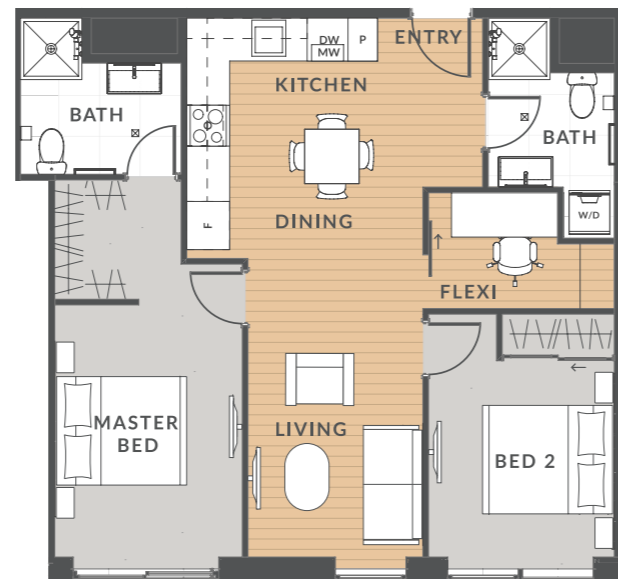
416

**TWO BED FLOOR PLAN 10 OF 12**

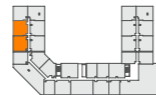
420, 421

2 BED + FLEXI | 2 BATH | 1 CARPARK | \*71m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.



LEVEL 4



420, 421

**TWO BED FLOOR PLAN 11 OF 12**

G06, G07 114, 115, 214, 215, 314, 315, 414

2 BED + FLEXI | 2 BATH | 1 CARPARK | \*74-75m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.



GROUND



G06, G07

LEVEL 1



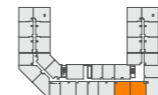
114, 115

LEVEL 2



214, 215

LEVEL 3



314, 315

LEVEL 4



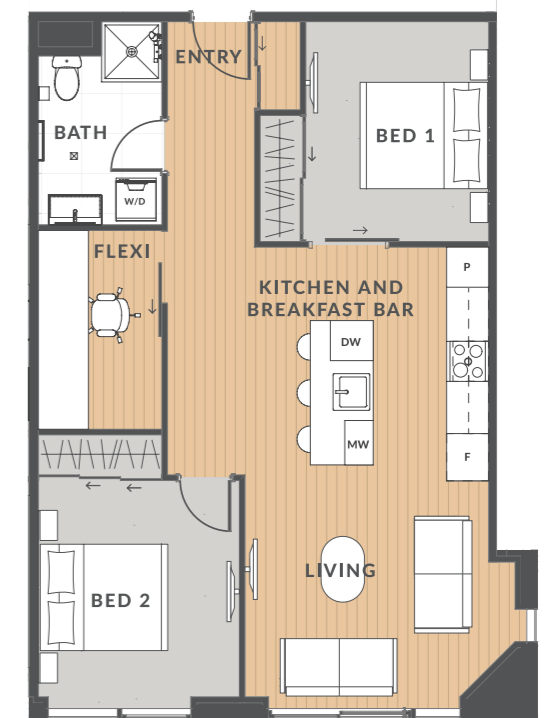
414

**TWO BED FLOOR PLAN 12 OF 12**

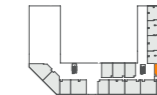
G04, 112, 212, 312, 411

2 BED + FLEXI | 1 BATH | 1 CARPARK | \*74m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.

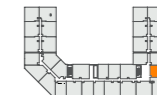


GROUND



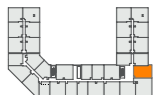
G04

LEVEL 1



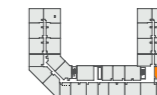
112

LEVEL 2



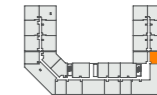
212

LEVEL 3



312

LEVEL 4



411

# THREE BEDROOM APARTMENTS

## THREE BED FLOOR PLAN 1 OF 1

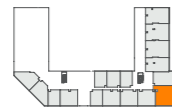
G05, 113, 213, 313

3 BED | 2 BATH | 1 CARPARK | \*102m<sup>2</sup> Floor Area

\*To confirm apartment location and sizing please refer to unit title plans with your sales consultant.

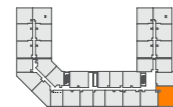


GROUND



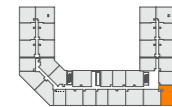
G05

LEVEL 1



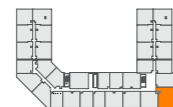
113

LEVEL 2



213

LEVEL 3



313





## LOCATION

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### FRANKTON

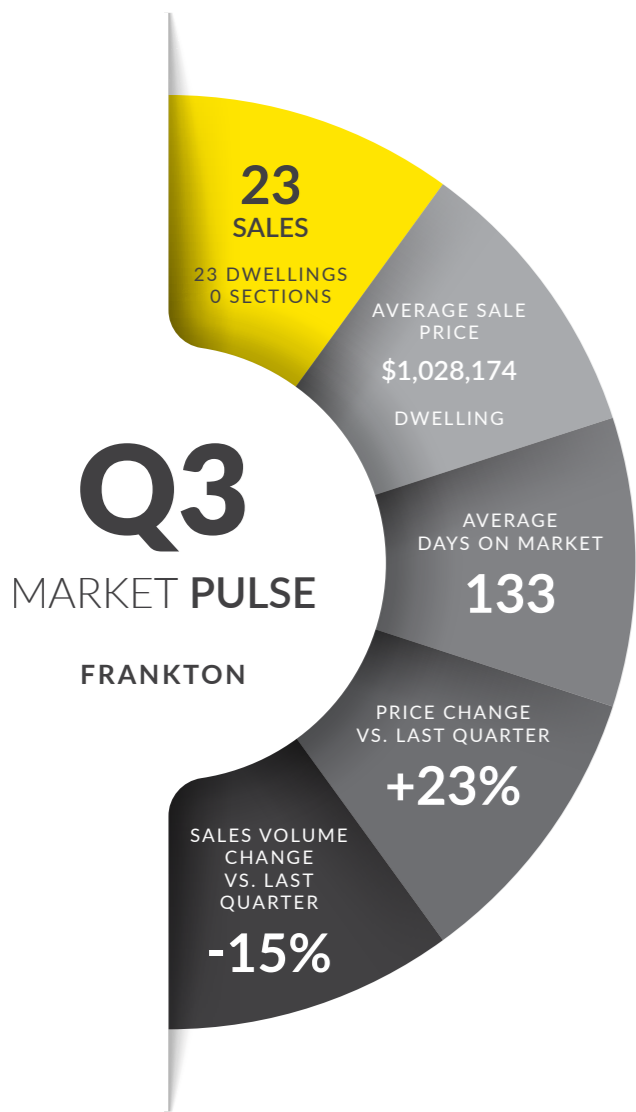
Frankton is Queenstown's commercial and residential hub, offering unparalleled convenience and connectivity. The area is home to Queenstown Airport, major shopping centres like Five Mile and Remarkables Park, and a wide range of services and amenities. Residential options include everything from townhouses and apartments to standalone family homes. With schools, medical centres, and public transport all on hand, Frankton is ideal for professionals, families, and retirees alike. The property market remains highly active year-round due to its strategic location and lifestyle appeal.

In addition to its functional benefits, Frankton offers scenic walking and biking trails along the Kawarau River and Lake Wakatipu. Local schools, including Remarkables Primary and Wakatipu High School, are

zoned for the area, and the Queenstown Events Centre provides world-class sporting and recreational facilities. As one of the fastest-growing suburbs in the district, Frankton continues to evolve, with new developments and infrastructure projects ensuring long-term growth and investment potential.



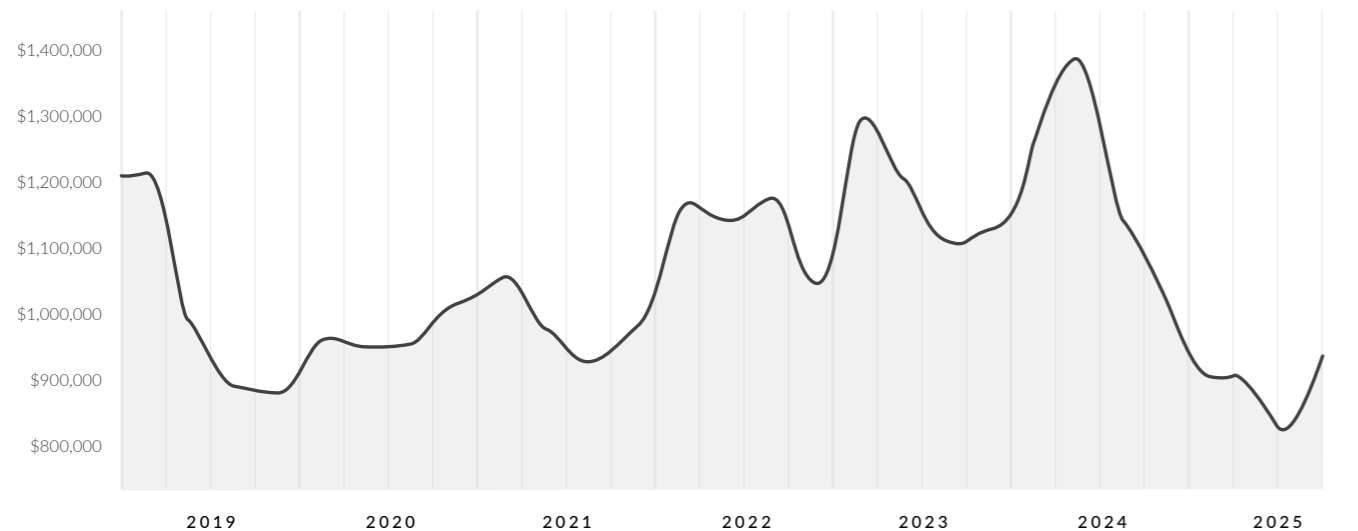




## MARKET SUMMARY

Frankton's property market remained active through the third quarter of 2025, with 23 dwelling sales recorded and an average sale price of \$1,028,174, holding steady against the same period last year. The average days on market increased to 133, reflecting a more balanced pace between supply and demand as buyers took time to assess options. The quarter saw a broad range of activity, from apartments and townhouses to family homes, highlighting Frankton's versatility across price points. Standout results included McGregor Lane at \$2.65 million and Livingstone Lane at \$1.97 million, while well-presented mid-range homes and investment apartments also traded steadily. Although there were no section sales, demand for turnkey and low-maintenance living remained strong, supported by Frankton's central location and access to amenities. With volumes up from 16 to 23 sales year-on-year, the suburb continues to attract consistent buyer interest across all segments of the market.

## FIVE YEAR PRICE JOURNEY AVERAGE SALE PRICE (DWELLING)



The information contained in this report is sourced from the Real Estate Institute of New Zealand (REINZ). While all reasonable effort has been made to ensure accuracy at the time of publication, no responsibility is accepted for any errors, omissions, or subsequent changes.

## BUYING PROPERTY IN NEW ZEALAND

### WHAT YOU NEED TO KNOW ABOUT CONTRACTS, SETTLEMENT, AND ELIGIBILITY

It's not just a financial consideration but also a lifestyle one; you want to make the right decision for your finances, your loved ones and yourself.

If you are not from New Zealand: The rules for overseas people buying or building residential property in New Zealand changed in October 2018. In general, only residents and citizens can buy homes to live in, but other investment opportunities are available. The New Zealand Immigration website ([immigration.govt.nz](http://immigration.govt.nz)) has a helpful tool which explains who is able to buy and who needs to apply for consent.

### WHAT IS A CONTRACT OF SALE?

An agreement for sale and purchase of real estate is between the buyer and the seller of the property and is a legally binding contract.

It sets out all the details, terms and conditions of the sale. This includes things such as the price, deposit payable, any chattels being sold with the property, whether the buyer requires finance and the settlement date.

A sale and purchase agreement provides certainty to the buyer and the seller about what will happen when.

It's a legally binding contract so you'll need to get it checked by a lawyer or conveyancer before you sign it.

You can negotiate the conditions in a sale and purchase agreement.

A sale and purchase agreement becomes unconditional when all the conditions are met.

The agent helps the buyer and the seller to include the conditions you both need/ want. Even though the agent works for the seller, they also have to deal fairly and honestly with the buyer.

Before you sign a sale and purchase agreement, the agent is required to give you a copy of the REA New Zealand Residential Property Sale and Purchase Agreement Guide. They must also ask you to confirm in writing that you've received it.

### SETTLEMENT

To make the settlement period a smooth process, there are a few items to check off the list:

**Funding** - One of your top priorities after signing the sale and purchase agreement is to get your funding in place - failure to do this is one of the major reasons that a sale can fall over or settlement can be delayed.

**Pre-settlement inspection** - The inspection is not an opportunity to uncover problems that existed when you signed the agreement.

**Insurance** - You must arrange insurance before settlement day so the property is insured from the day you take possession. Your lawyer or conveyancer and lender will ask for proof that the property will be insured.

**Legalities** - You will need to visit your lawyer or conveyancer before settlement to complete paperwork such as the transfer of title and your bank's home loan and finance agreements if you are borrowing money. Important: In accordance with the AML/CFT Act 2009 a lawyer or conveyancer will need to verify your identity before they can act for you.

## MEET THE TEAM



**BAS SMITH**  
Licensee Agent



**CAMERON REED**  
Selling Principal



**SARAH MARE**  
Licensee Salesperson



**SARAH MITCHELL**  
Licensee Salesperson



**PIETER WERBROECK**  
Licensee Salesperson



**ARRON SUNDARS**  
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**WILLIAM CHENG**  
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**NICK FIFIELD**  
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**MIKE FREEMAN**  
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PENNY REED Admin & Accounts | SHARON GOWER Admin & Accounts

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# MOUNTAIN OAK APARTMENTS

36 Red Oaks Drive, Frankton

## **RAY WHITE QUEENSTOWN**

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