



HULBERT HOUSE

BOUTIQUE LODGE

Hulbert House
68 Ballarat Street
Queenstown
New Zealand
hulberthouse.co.nz
P +64 3 442 8767
reservations@hulberthouse.co.nz



Nearby

Gracefully positioned atop Ballarat Street, just 500 metres from central Queenstown, Hulbert House enjoys commanding views of Lake Whakatipu and the surrounding mountains. This prestigious location offers a sense of seclusion while remaining conveniently close to the town's renowned dining, shopping, and adventure experiences. Guests enjoy the ease of a complimentary electric vehicle transfer to and from the town centre, along with complimentary on-site parking.

Airport

Queenstown International airport is situated 8km from Hulbert House. Private transfers are available by prior arrangement to and from the hotel.



Palm Lounge

Where breakfast is served, provides a welcoming space to begin your day. From early morning until evening, enjoy our complimentary selection of treats and refreshments crafted to keep you satisfied throughout your stay. As dusk settles, indulge in a refined assortment of canapés, expertly paired with a handpicked collection of cocktails, wines, and beers.



Hulbert House is where timeless elegance meets contemporary luxury. This beautifully restored 1888 Victorian villa offers an unforgettable stay, combining breathtaking views of Lake Whakatipu with refined comfort and personalised service. Each of our seven individually designed rooms tells its own story, named in honour of influential figures connected to this historic homestead. More than just a place to stay, Hulbert House is a living piece of Queenstown's past — and a showcase of exceptional hospitality.

Firth Room

A masterpiece of Victorian grandeur, the Firth Room is an extraordinary space that embodies timeless elegance. Styled in rich tones of purple, royal blue, and pale green, this beautifully appointed room offers breathtaking views of Lake Whakatipu and the iconic Skyline Gondola. A charming antique writing desk provides a quiet space for correspondence or contemplation, while the luxurious super king bed ensures restful comfort. The generously sized ensuite features both a separate shower and a bath for a truly indulgent experience.



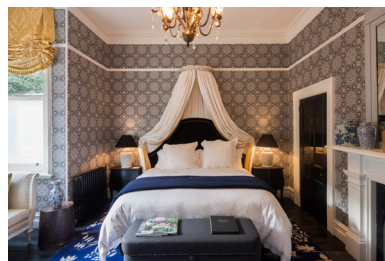
Archerfield Room

The colour palate of Archerfield, a premium room, is gold and royal blue with white poppies and accents of red in the occasional chairs. Featuring lake views, luxurious linens, lavish décor and a rich gold drapery swath providing the finishing touch to the super king bed. The ensuite has a shower over the bath. The Archerfield Room accommodates up to two guests.



Malaghan Room

Designed for comfort and accessibility, the Malaghan Room is a serene sanctuary styled in calming shades of blue and white, accented with touches of gold and slate grey. Located on the ground floor, this thoughtfully appointed room features an accessible ensuite bathroom and tranquil views of Skyline Hill. Ideal for two guests, the room offers a choice of a super king bed or two twin singles.



Boult Room

Our largest premium room with a garden view. The green and white themed Boult Room is highlighted with royal blue and crimson red details with luxurious drapery swathed to a crown style canopy above the super king bed. Boasting a stunning antique writing desk - perfect for the aspiring author, the bay window features comfortable easy chairs for relaxing in and enjoying the garden views. A cot is available at no charge for under two year olds.



Mason & Wales Rooms

Two identical premium rooms with lake views from window seats, located on level one of Hulbert House and accessed via the internal staircase. Both sport a crisp white decor with elegant trim in royal blue and a sunny yellow in the ensuite bathrooms with a separate shower and bath.



O'Sullivan Room

The O'Sullivan Room is styled in crisp white décor with elegant trim in royal blue and a sunny yellow in the ensuite bathroom which features a shower over the bath. Offering garden views and direct access to the Palm Lounge. The O'Sullivan Room features a queen bed, kitchenette facilities, a 42" TV and garden views. The O'Sullivan Room can accommodate a maximum of two guests.





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Have your next event at Hulbert House. A unique historic meeting space in central Queenstown, with dedicated staff to make your small meeting a big success. Our on site accommodation means your delegates can remain on-site, in boutique luxury, throughout the event.

Once you have stepped through the grand doors of this historical villa, you're faced with an overwhelming sense of majesty, vastness and beauty. Instilled with the feeling of old-fashioned grandeur, and yet there's no mistaking the feeling of cosiness thanks to the rich Victorian architecture and use of top-shelf materials and fabrics.

With the incomparable design skills of Neil McLachlan, the Palm Lounge is a wonderful gathering space inspired by tropical palm groves. The bright green-printed wallpaper certainly makes a lasting impression.

Meetings

Boardroom* style 10
Theatre* style 16
U-Shape 10

Private Dining & Incentives

Banquet* / Private Dining 14
Cocktail Reception 35

*Using the Hulbert House furniture on site.

Additional seating capacity can be offered using externally hired furniture at additional cost. Maximum guest capacity on site is 35.

Equipment

50" TV Monitor on site

Other equipment is available through an external company.

Catering

The team at Hulbert House cater for in-house guests with breakfast, snacks and canapés. For larger groups or private dining we contract in external catering suppliers and staff or for a true luxury experience we have a private Chef available.

Beverages

Pre-dinner drinks and canapés are provided for in-house guests. Beverages for group events and private dining are additional and service charges will apply.

Exclusive Use

Hulbert House is available for exclusive use for corporate retreats, incentives or private special occasions. Choosing to take exclusive use of Hulbert House provides you with use of all facilities; grounds, car parking, all accommodation rooms, breakfast for each in-house guest, 2 hours of canapés and pre dinner drinks, tea, coffee and snacks for in-house guests throughout the stay – based on double or twin occupancy. A minimum stay may apply.

Having your event at Hulbert House is intimate, exclusive, inspiring, relaxing and stately all at the same time, and above all it is truly one of a kind. We look forward to welcoming you to this special place.

Hotel facilities:

- Complimentary Wi-Fi
- Complimentary parking
- Complimentary e-bike use
- Complimentary local newspaper
- Complimentary arrival refreshments
- Complimentary breakfast
- Courtesy town pick up service
- Concierge services
- Evening drinks and canapés
- Valet service
- Secure cabin & drying room for golf, ski, and sporting equipment

In-room facilities:

- Complimentary tea & coffee
- Generous toiletries
- Robes
- Hair dryer
- Security safe
- Evening turndown service
- Airconditioning
- Writing desk
- Iron & ironing board

