



### Avarua, Cook Islands, Cook Islands

A superbly appointed lifestyle home or boutique accommodation lodge featuring 6 bedrooms, 4.5 bathrooms, 2 lounges, multiple outdoor entertaining areas and pool complex! A fantastic turn-key opportunity available NOW!

Unique Lifestyle Property For Sale Whether you are looking to acquire a beautiful lifestyle home with volumes of space for family & friends to relax and enjoy, or an easy-to-run upmarket boutique lodge with on-site living, this property is for you! GT Fishing Lodge is a totally private property set on an almost three-quarter acre flat-level section of 2,863sqm, with a commercial lease of 43 years left remaining on a 60-year term. Nestled amidst lush tropical surroundings along the interior road of Tupapa on Rarotonga’s scenic north east coast. Within a short 5-minute drive of shops and restaurants in the main town of Avarua and Avatiu wharf. This spacious stylish residence boasts interior space of 326sqm, expansive terraces of 130sqm and a spectacular swimming pool complex with stunning mountain backdrop! A tree-lined driveway leads to the main entry close by the original double garage (recently converted into a bedroom with ensuite and storage) leading to a large entrance foyer to a very open and bright kitchen/dining area with seamless indoor/outdoor flow. The kitchen is well-appointed with stainless steel features, butler’s pantry and granite-top island with breakfast bar - perfect for morning coffee or socialising. The lounge flows onto an outdoor daily breakfast dining area and leads to a garden barbecue area with outdoor kitchen and

BASE INFORMATION:	
Bed	: 6
Bathrooms	: 4
LAND INFORMATION:	
Property	: 2863
Land Area	
CONVENIENCE:	
<b>Community Amenities:</b>	Swimming Pool,
<b>Exterior Amenities:</b>	Gazebo,
NEARBY:	
Supermarke	: 0 minutes by t
Beach	: 0 minutes by
Coffee	: 0 minutes by
shop	

patio. The ceilings throughout the lounge and covered terraces are lined with woven thatch to add a wonderful tropical charm. The residence comprises of six beautiful bedrooms - two on the eastern side with ensuite bathroom, guest wc and tv/guest lounge two including the master bedroom with large ensuite bathroom on the western side one with ensuite bathroom inside the original garage area close to main entry one with ensuite bathroom attached to the original garage close to main entry 5 bedrooms are air-conditioned and feature large glass sliding doors which look out onto beautiful landscaped gardens and open onto paving or covered decks. Potential to convert the office situated next to main entry and tv/guest lounge areas to create up to 8 bedrooms. Options This unique lifestyle property offers 3 attractive options: Use the property as your own private haven in one of the world's most natural untouched paradises only a short flight from New Zealand or Australia; Use the property as a home and income source with 4 guest bedrooms, 3 ensuite bathrooms and 4 wcs and tv/guest lounge currently being used as lodging. When rented the rooms combined make approximately NZ\$850/a night for 8 guests including breakfast daily. Optional packages offered include fishing trips and courtesy car. Use the entire property as a full income source by renting up to 8 bedrooms in the house as guest accommodation. Possibility to use spare space on the section to construct a separate self-contained manager's unit. Purchase GT Fishing Lodge along with Blue Water Tours fishing charter business also for sale (same vendor) and offer amazing combined package deals - see listing on website. Flooring: hardwood parquet flooring and ceramic tiles Interior space of 326sqm Expansive terraces of 130sqm Plenty of interior storage space and bedrooms with built-in wardrobes Small garage/storage with internal and external access Spacious double carport Large garden shed NZ timber construction and quality workmanship 2 water supply tanks, in addition to town water supply solar electricity system linked to the mains grid LED interior and exterior lighting gas hot water Leasehold Ownership of 43 years Commercial section of 2,863sqm 6 double bedrooms 4 ensuite bathrooms 5 w modern kitchen with granite-top breakfast bar & butler's pantry room indoor and outdoor dining area spacious lounge room private guest lounge with TV & home-theatre, book library, tea/coffee making facilities, mini-bar office air-conditioning and ceiling fans in bedroom garden barbecue area with outdoor kitchen salt-water swimming pool with water features thatched gazebo outdoor furniture including sun loungers and dining suite next to pool turn-key with high quality furnishings & furniture solar electricity system landscaped gardens with palm trees, hibiscus, gardenia and fruit trees snorkelling equipment courtesy car for guest use Your chance to live a lifestyle you will absolutely love!



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