



For Sale

Location: **Queenstown**
Asking: **\$8,250,000**
+ GST (if any)
Type: **Accommodation-Other**

Freehold Going Concern Balmoral Lodge on the Market for the very first time! Inspect Quickly! Views galore & Potential plus!

On the Market for the very first time!

This beautiful bespoke 420m² (approx.) lodge sits high above Queenstown, offering guests panoramic views from every suite, over the town, lake and mountains, views which can only be described as the "Eight Wonder of the World"!

This significant freehold property, with an approx. 703m² title, is on the market for the very first time since the vendors have operated the property as a lodge. It comprises 7 bedrooms, 8 bathrooms, 3 lounges and 2 kitchens, plus guest laundry facilities within the Lodge complex. This property features stunning landscaped gardens, romantic terraces, decks and courtyards, and guest-use barbecue grills, along with 7 car parks onsite and handy to the guest suites.

CURRENT LODGE CONFIGURATION

- Deluxe Studio
- Deluxe King Studio
- Superior Queen Studio
- Superior Lakeview Studio
- King Studio
- Two Bedroom Apartment

The 2 Bedroom Apartment sits on the ground floor, opening out onto the guest's own private rose garden and lawn, and provides uninterrupted panoramic lake and mountain views from every angle. It has a fully equipped kitchen for all your self-catering needs, fridge, flat screen TV, DVD, Sky TV, 2 bedrooms with luxury bed linen, 2 bathrooms and one bathroom features a Hydrotherapy Spa Bath, plus a full laundry.

There is a significant potential and opportunity to apply to the Council for a bar Licence and add a guests restaurant if required to complete the 5 star Lodge experience for guests. There is also the option to turn the current 2-bedroom apartment into 2 separate bedroom suites.

Properties of this calibre do not come along often! This freehold property offers a significant opportunity to the savvy investor or group of investors. Arrange your private viewing today as early viewing is encouraged.

For further information, contact specialist Accommodation Business Broker Adrian Chisholm, AREINZ, on 021 727 888 or email adrian@tourismproperties.com.

Business Resources

This is a confidential sale and a generic image of Queenstown has been used.

Contact:

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Business hours

nzbizbuysell.co.nz/112518

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If you would like to know more, please see the full listing information.

View: <https://www.tourismproperties.co.nz/for-sale/lodges-for-sale/queenstown-significant-freehold-property-accommodation-lodge-for-sale/>