



## For Sale

Location: **Otago**  
Asking: **\$2,900,000**  
**Offers over +GST**  
Type: **Accommodation-Other / Tourism/Leisure**

### Accommodation Lodge & Event Centre For Sale - Central Otago Rail Trail

#### Kokonga Lodge - Iconic Boutique Bed & Breakfast & Event Venue

Kokonga Lodge is a renowned boutique bed & breakfast and events venue, offering an exceptional business opportunity for the discerning buyer. Ideally situated on 5 hectares of pristine rural land, this property combines upscale accommodations, event hosting capabilities, and direct access to the world-famous Otago Central Rail Trail.

#### Business Highlights:

- **High Occupancy Potential:** With six private, en-suite suites in the lodge and a self-contained, two-bedroom cottage, Kokonga Lodge can host up to 16 guests, making it an ideal spot for both independent travelers and large group bookings.
- **Event Venue:** The lodge is a venue for weddings, corporate events, and special occasions. The entire property can be booked exclusively for events, with a layout that seamlessly accommodates gatherings against a backdrop of panoramic mountain and garden views.
- **Owner's Residence:** Included is a high-end, private one-bedroom home on-site, ensuring privacy and comfort for owner-operators.

#### Key Features:

- **Accommodation:** Six luxurious suites and a two-story, self-contained cottage with two bedrooms, offering flexible arrangements for family or group bookings.
- **Outdoor Facilities:** A 16m horizon pool, expansive decks, lush gardens, and a grass tennis court, creating a premium experience for guests.
- **Direct Otago Rail Trail Access:** Positioned directly across from the Taieri River, with instant access to the Otago Central Rail Trail—a major draw for cyclists, hikers, and outdoor enthusiasts.
- **Additional Amenities:** Woolshed bar, with local Central Otago wines, covered bike storage with e-bike charging stations, and ample recreational options such as corn hole and nearby trout fishing.

Kokonga Lodge is situated on State Highway 87, offering easy access to popular tourist routes between Dunedin (1 hr 15 mins) and Queenstown (2 hr 15 mins). This prime location attracts a diverse range of travelers exploring Central Otago's natural beauty.

#### Room & Facility Details:

- **Lodge Suites:** Each suite is elegantly designed with private en-suites, including options for king and queen beds, and accessible features for all guests.
- **Kokonga Cottage:** A two-bedroom, self-contained cottage with private amenities and a cozy living space—ideal for family or group use.

Kokonga Lodge provides a flexible revenue model with the ability to operate at different occupancy levels and cater to high-value events. The property is an established destination for premium New

#### Contact:

Adrian Chisholm  
021727888

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Zealand experiences, offering immediate potential for growth in both occupancy and event hosting.

**Don't miss this rare opportunity to own one of New Zealand's top boutique lodges in the heart of Central Otago's scenic landscape. For further information or to arrange a viewing, please contact specialist Accommodation Business Broker Adrian Chisholm today on 021 727 888 or email [adrian@tourismproperties.com](mailto:adrian@tourismproperties.com)**

## **Business Resources**