

# Lifestyle Property & Charter Boat Business Opportunity

## Vanuatu



*“Live the life you dream about  
on your own Tropical Island Paradise”*

### Property for Sale

*This master crafted and very unique property is for sale offering an enviable lifestyle in a magnificent location with the option to include a charter boat in the package for personal recreation or as a serious business opportunity. For sale on a wiwo basis for AUD \$1,050,000.00*

#### **Contact:**

Geoff Brenton and Lee Whiteley  
email: [leewhiteley@bigpond.com](mailto:leewhiteley@bigpond.com)  
phone: 0406 198 104  
0405 464 429

international: + 61 406 198 104  
+ 61 405 464 429

# 1. Summary

## 1.1 The Property for Sale

Lot 7. Piece of Paradise Estate,  
Aore Island. Vanuatu

## 1.2 Proprietors

Geoff Brenton and Lee Whiteley

## 1.3 Contact Details

phone: 0406 198 104  
0405 464 429  
international: + 61 406 198 104  
+ 61 405 464 42  
email: [leewhiteley@bigpond.com](mailto:leewhiteley@bigpond.com)

## 1.4 Location

The property is located on Aore Island which is situated 5 minutes boat ride across the Second Channel from Espiritu Santo, Vanuatu's largest island.

## 1.5 Site Area

The land size is 3800 sq. meters

## 1.6 Method of Sale

Walk in / Walk out

## 2. Property Description

### 2.1 Style of Property

Situated on the north western coast of Aore Island, it is a unique residential property with 45 meters of beach frontage and bounded by coconut palm plantations. The property consists of the main residence and a guests' cottage surrounded by landscaped tropical gardens.

### 2.2 The Location

Aore Island is located about a 5 minute boat ride across the Segond Channel from Espiritu Santo in the northern region of Vanuatu. The area is protected from the south easterly trade winds. There is ample deep water anchorage, approx. 35m deep, directly in the front of the property.

### 2.3 The Land

The property is located on one title being lease hold with a further 65 years to run and renewable (all land in Vanuatu is lease hold). The land is fully registered with the lands department of Vanuatu. The land is comprised of 3800 sq. meters.

### 2.4 Zoning

The property is zoned as Rural Residential

### 2.5 Council

The property is located in Sanmar Province

## 3. Improvements

### 3.1 Residence

158 square meters in area. Strength and durability are key factors of this house. The main house is built to an open plan with two bedrooms (both with ensuites), spacious living and dining areas and large kitchen with microwave, dishwasher and gas stove / oven.

The external walls are Hardy Plank with Colourbond roofing. The internal walls are 'tongue and groove' Pacific Mahogany timber (locally known as stingwood), which has amazing character and colour. The floor is also stingwood, secretly nailed while the ceiling is a local timber called Milktree, which is known for its deep honey colour. The bench tops are made of stingwood which are complimented by cupboard doors constructed of local rosewood.

Most of the furniture is hand made from coconut timber and rosewood.

The house is surrounded on three sides by a very substantial deck, 147 sq. meters in area, constructed of Natora (kwila) which adds a huge dimension onto the living space. Built into the deck is a 3 person spa.

All of this culminates into a cool and rustic atmosphere which sits perfectly within its stunning tropical environment.

One of the major and most important aspects of this building is what lies beneath.

The frame work of the building is constructed of box sectioned steel, which was galvanized and treated with lanoline. Each section positionally welded with each upright sunk one metre into the ground creating a structure to give anyone confidence in its strength and integrity for the long term future. Engineering report available.

Stunning water views over the Second Channel from every aspect of the house.

Telecommunications consist of land line and wimax internet. There is also satellite TV available.

The entertainment system includes an all round surround setup, flat screen TV and data projector.

## 3. Improvements cont'd

### 3.2 The guest house

50 square meters with a 25sq. meter balcony. The guests' accommodation is situated a short walk from the main house. It is fully self contained with fridge, gas stove / oven and washing machine. Whilst at the moment it is used primarily for friends and family, the opportunity does exist to avail this guest house as a holiday or semi permanent rental.

### 3.3 Storage and Utility Areas

There are two storage and utility areas on the property. These include a large workshop, 112 sq. meters with an 18 sq. meter mezzanine floor, shower and toilet and the generator shed.

### 3.4 Landscaping and Grounds

The grounds have been extensively landscaped with a mixture of tropical flowers, native trees to attract the birds, and vegetable garden.

The entrance to the property may be accessed from the water to the 45m beach frontage or the 35 meter jetty. Then a short walk across the gardens and up a small incline to the residence. The rear entrance is from the road which separates the property from the privately owned coconut plantation.

There is an ample supply of fresh water which is contained within an underground 22,000 litre and a 500 litre above ground rainwater tanks which are fed by 500 sq. meter roof catchment. There is also a fresh water well which is mainly utilized for washing down of boats, vehicles and garden irrigation.

## 4. General Information

### 4.1 Plant and Equipment

A significant list of equipment is included with the property and business sale all of which is in very good and working order. A full inventory can be provided. The main items include a WW11 1944 Ford jeep, 4.3m aluminium dinghy (3mm plate) with 40 hp Mercury outboard motor, 8m fibreglass Sharkcat "Island Flyer" with 2 x 200 hp Mercury outboard motors (fully set up for commercial and game fishing), extensive list of fishing equipment.

This property comes fully furnished, including cutlery, crockery, linen etc.

### 4.2 Power systems

Main power supplied by solar panels, 3 kW Trace inverter with a back up system of an 18 kva diesel air cooled generator.

Solar-hot water.

### 4.3 Staffing

Consists of two part time staff being one house girl and one gardener.

### 4.4 Travel Times from Australia

Air Vanuatu offers direct flights into Espiritu Santo from Sydney & Brisbane.

Flight times are approx. 3 hrs from Sydney. Approx. 2.5 hrs from Brisbane.

## 4. General Information cont'd

### 4.5 Condition of Property

The property is in excellent condition and has been very well maintained including buildings, equipment and grounds.

### 4.6 Lifestyle

The current owners have developed both the property and business to combine a very desirable lifestyle.

The area consists of a small community of Australian and New Zealand ex-pats and friendly local indigenous people.

Many activities may be accessed including snorkeling, SCUBA diving, fishing, kayaking, trekking etc. So the lifestyle can be as laid back or as busy as you choose.

### 4.7 Brief History

The current owners purchased the section of land in 2001. They have built and developed the property from its beginning as a vacant block of land to an idyllic lifestyle and business as it is today. The catalyst in their decision to purchase this particular property was their desire to retire from a busy charter boat business in the Whitsundays but still have a close association with the sea complimented by a quiet, laid back life style

### 4.8 Reason for Sale

After almost 7 years, the current owners have decided that it is time to move on from the property they have developed. Time for another challenge.

## 5. Development Potential & Opportunities

### 5.1 Region/Growth

The region is a very popular tourist destination due to the natural attractions in the area, in particular the spectacular trekking, diving and fishing which attracts many international visitors. In particular the area has a strong WW11 history as Espiritu Santo was the main stepping off point for the US military in its campaign in Guadal Canal. Santo is very well known amongst the global diving industry for the wreck of the SS President Coolidge which was sunk here during WW11.

The accommodation and dining facilities in the region have seen substantial growth and diversity in the last few years reflecting the continued increase in visitor numbers.

### 5.2 Inventory

A complete inventory of goods and chattels to be included in the sale of the property is provided on page 8 and 9 of this document.

### 5.3 Disclaimer

The information contained in this report is produced solely for potential purchasers to assist them in deciding whether or not they wish to make further enquiries about the property.

None of the information contained in this report can constitute any representation or offer by the Vendor or his agent. Prospective purchasers and their advisers should make their own enquiries to satisfy themselves as to the correctness or otherwise of the information contained in this report.

# INVENTORY

## Main house

### *Kitchen:*

- Kelvinator stainless steel fridge
- Dishlex stainless steel dishwasher
- Eurolec stainless steel gas 5 burner cook top & oven
- Sharp stainless steel microwave oven
- Panasonic breadmaker
- Various cook wear, pots & pans
- Cutlery
- Crockery
- 4 X rosewood barstools

### *Lounge room / living area:*

- The entertainment system includes an all round surround setup, flat screen TV and data projector.
- 26 inch Sony LCD flat screen TV w/ satellite dish
- Infocus digital projector
- Cane lounge suite with one X 2 seater & two x one seater chairs & one glass top coffee table
- Coconut timber & leather "Pacific Green" lounge suite
- 6 X rosewood bar stools

### *Bedrooms:*

- 2 x queen size coconut timber beds with mattresses

### *Laundry:*

- General Electric commercial washing machine
- Hoover clothes dryer
- linen

## Guest House

- 1 x dble bed
- 1 x futon
- 1 X round outdoor table with deck chairs
- Linen
- 6 X rosewood bar stools
- Gas cooktop & oven
- Twin tub washing machine
- Westinghouse Refrigerator
- Various crockery & cutlery

### *Miscellaneous*

- External spa built into deck (solar heated)
- Fresh water well
- 1 X large timber outdoor table
- 5 burner + wok burner s/steel bar-b-q
- 1944 WW2 American "Ford" jeep
- 4.35 meter aluminium dingy with 40 Hp Mercury outboard motor (housed under cover on slipway) w/ electric winch

### *Charter boat "Island Flyer"*

- 8m fibreglass Sharkcat (under survey) with two x 200 Hp Mercury outboard motors housed under cover on galvanised steel trolley w/ electric winch.
- All safety equipment required under survey specifications
- Furuno sounder 1100L with 2 kw 12-BL transducer
- Furuno Plotter 1640
- Furuno GPS 32
- GME radio GX 548
- 2 X 80 Penn International rods & reels
- 3 X 50 Penn International rods & reels
- Various light, medium & heavy fishing tackle