

One'atea, Hunga Island, Vava'u, Kingdom of Tonga FOR SALE



Malo e lelei, our two-bedroom open plan, waters edge holiday home in beautiful Hunga island, is for sale. Hunga is located 11 nautical miles from Neiafu, the main town in Vava'u.

We have really loved being here, enjoying holidays and sharing it with guests over the past 17 years.

This is a wonderful opportunity to purchase a holiday home in the Pacific at a fantastic price of **NZ\$250,000**. The yearly lease is TOP\$200 and the Government approved lease has over 28 years remaining.

It is a beautifully presented property comprising of half an acre, with 100 metres of beach front, a lovely private, safe, white sandy beach. This is an absolutely outstanding location. Just a few steps down from the deck, the crystal clear, blue water welcomes you. It is warm and very safe for swimming, kayaking, sailing, paddle boarding and snorkling.

Turtles can be seen bobbing cheekily in the water amongst schools of fish in front of our house. Whales are often sighted outside the lagoon (June to November). You can easily explore the sheltered lagoon and venture out to visit neighbouring islands, as well, if you wish.

Hunga and the surrounding Vava'u area offers a dynamic mix of fishing options. with different fishing techniques and an array of different species to target.

Numerous improvements to the house, have been made over the years by us. All hand made furniture and custom fittings have been shipped over from New Zealand, thus creating, we think, a special and comfortable place to relax, love and enjoy.

Guests have loved staying at **One'atea** when it was rented out.

We are selling **One'atea** with all furniture, furnishings and equipment as part of the sale. This includes Pep'e - aluminium pontoon boat 3.8 M, with 15 HP 2 stroke motor, 25 litre tank, rod holders and anchor. Two Perception 4M sit-on top kayaks, 2.5 M rowing and sailing dinghy, one Optimist (child's sailing dinghy), two paddle boards and a range of adult and children's life jackets. We have one large mooring and two small in front of the house.

The house has a gas hot water system, 1 double and 2 single beds, USB outlets in both bedrooms, blinds, mats, towels and linen, all kitchen utensils and cutlery, fire extinguisher, washing machine, dining table & four chairs, one sofa, built in stereo and speakers in lounge unit, and a small fridge.



Solar power 24/12 Volt system with 360 watts of solar panels and four batteries which powers fridge, lights, radio and stereo, USB outlets, fans etc. New inverter to power washing machine and small appliance charging, gas hot water. Starlink hardware is installed and ready to go.

Cooking is with a gas oven, that is very quick and efficient.

Water tanks - main tank is under shed (concrete) 11,000 litres, with feed from back of house and front of shed. Pumped up to header tank using generator, plastic 5,000 litres, gravity feed to house.

Power system - 4 x 90w 12V solar panels feeding into batteries at 24V batteries are 4 x 6V each 415 amp hours (these are under five years old with minimum use). Main feed to house 24V to run fridge, lights, USB outlets, and inverter 600W (runs washing machine, coffee grinder and charges small battery appliances. 12V supply for stereo, radio and USB outlets.

Generator - petrol 4stroke, used for pumping water and using large power tools.

The house has quality dead locks and all windows and doors have mosquito screens. The colour steel roof was installed in 2012.

We have a VHF radio and well stocked medical supply cupboard. The toilet and vanity unit in bathroom are reasonably new. Shower cubicle.

There are plenty of books in the house, board games, and very functional purpose built cupboards and drawers. A large cupboard in the house holds a range of fishing rods and lures. There are a good supply of flippers and masks in various sizes.

The large utility shed of 36 square metres, stores a large selection of tools, work bench, motor mower, weed eater, chain saw, wheel-barrow, garden tools, life jackets and water play equipment. Generator for pumping water and other 240V power tools.

Outdoor furniture includes a hammock, solid wooden table and garden chairs. Clothes line. New owners can just move in, unwind and enjoy !

Our 7-metre aluminium motorboat **Folau-lelei** is about 5 years old, built in NZ, designed specifically for Tongan waters), it is also currently for sale for **NZ\$ 140,000**.

Both the house and boat have had very little use over the past few years.



