



22 Adelaide Street, Cooktown

Spacious Tropical Lifestyle with Established Guest House Business —Cooktown

A unique opportunity to enjoy the Cooktown lifestyle, with space for extended family, visiting friends and the option to continue an established accommodation business.
Located in the historic township of Cooktown, this immaculately presented property offers a wonderful combination of spacious living, tropical outdoor enjoyment and versatile facilities.
Currently operating as Gecko Guest House, the property provides the flexibility to enjoy a relaxed Far North Queensland lifestyle while continuing the existing accommodation business, should you wish.
With generous owner's living quarters, separate guest accommodation, an in-ground swimming pool, a substantial covered entertaining area and a large shed, the property offers plenty of options to suit your individual needs. Whether you are looking for a spacious home to accommodate extended family, a welcoming place for friends and visitors, or a lifestyle property with an established business providing an additional income opportunity, this unique offering is well worth your inspection.

Spacious Owner's Residence

5 5 8

FOR SALE
Expression of Interest

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

The first floor of the main building features a comfortable residence offering two bedrooms plus an office, or the option of three bedrooms, along with two bathrooms.
A spacious veranda extending around three sides of the residence provides an inviting place to relax, enjoy the tropical surroundings and embrace Cooktown's laid-back lifestyle.
The separate living quarters offer privacy from the guest accommodation and common areas, making the property particularly suitable for those who value space and flexibility. The residence could comfortably accommodate a family or provide room for visiting friends, while also offering the convenience of on-site living should you choose to continue operating the guest house.

Separate Guest Accommodation
The property includes three well-presented, queen-size guest rooms, each with its own ensuite bathroom. Two rooms are located side by side in a separate building overlooking the swimming pool, while the third has convenient access from the common area.
An additional room is currently used for storage, with plumbing available to support possible future use or expansion, subject to the necessary approvals.
The separate arrangement of the guest rooms provides a practical layout for visitors while allowing the main residence to remain a private living space.

Tropical Poolside Living
An inviting in-ground swimming pool adds to the property's appeal, providing a place to cool off, unwind and enjoy the tropical climate. Whether used by family and friends or visiting guests, the pool complements the relaxed outdoor lifestyle that makes Cooktown so appealing.
Generous Covered Entertaining Area
A standout feature is the approximately 80m² covered common and function area, offering a versatile space for entertaining family and friends or hosting larger gatherings.
The generous, covered area lends itself to a variety of uses, including:
- Family reunions and celebrations
- Birthday parties and social gatherings
- Weddings and related functions
- Community events
- Business meetings and private group functions

For buyers interested in retaining the guest house operation, this area also provides an opportunity to cater to groups and functions alongside traditional accommodation. Alternatively, it offers valuable space for personal entertaining and lifestyle activities.

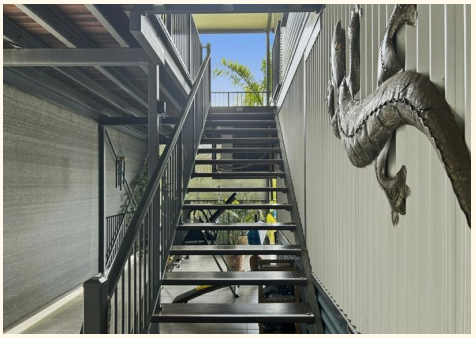
Additional Space and Storage
A large shed positioned at the front of the property provides valuable storage and workspace. Currently used by the owners, it offers further flexibility for personal projects, equipment storage or potential business-related use.
Enjoy the Cooktown Lifestyle

Cooktown is known for its rich history, tropical surroundings, natural beauty and relaxed Far North Queensland lifestyle. From exploring the historic town and local museums to fishing, boating and discovering the surrounding national parks, the region offers plenty of opportunities to enjoy the outdoors and embrace life in the tropics.
The town also attracts visitors throughout the year, with tourism, local events and workers contributing to demand for accommodation. For buyers looking to supplement their lifestyle with an income-producing activity, continuing the existing guest house operation may be an option worth considering.

A Lifestyle Property with Options
Combining spacious owner's accommodation, separate guest rooms,

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an in-ground swimming pool, an expansive covered entertaining area and a large shed, this is a versatile property with plenty to offer beyond its current use.
Make it your spacious tropical home, accommodate extended family and friends, or enjoy the flexibility of a relaxed lifestyle complemented by established guest house business.
An inspection is recommended to appreciate the space, versatility and possibilities this unique Cooktown property has to offer. Contact exclusive agent Alyona Davykoza on 0438 257 077.











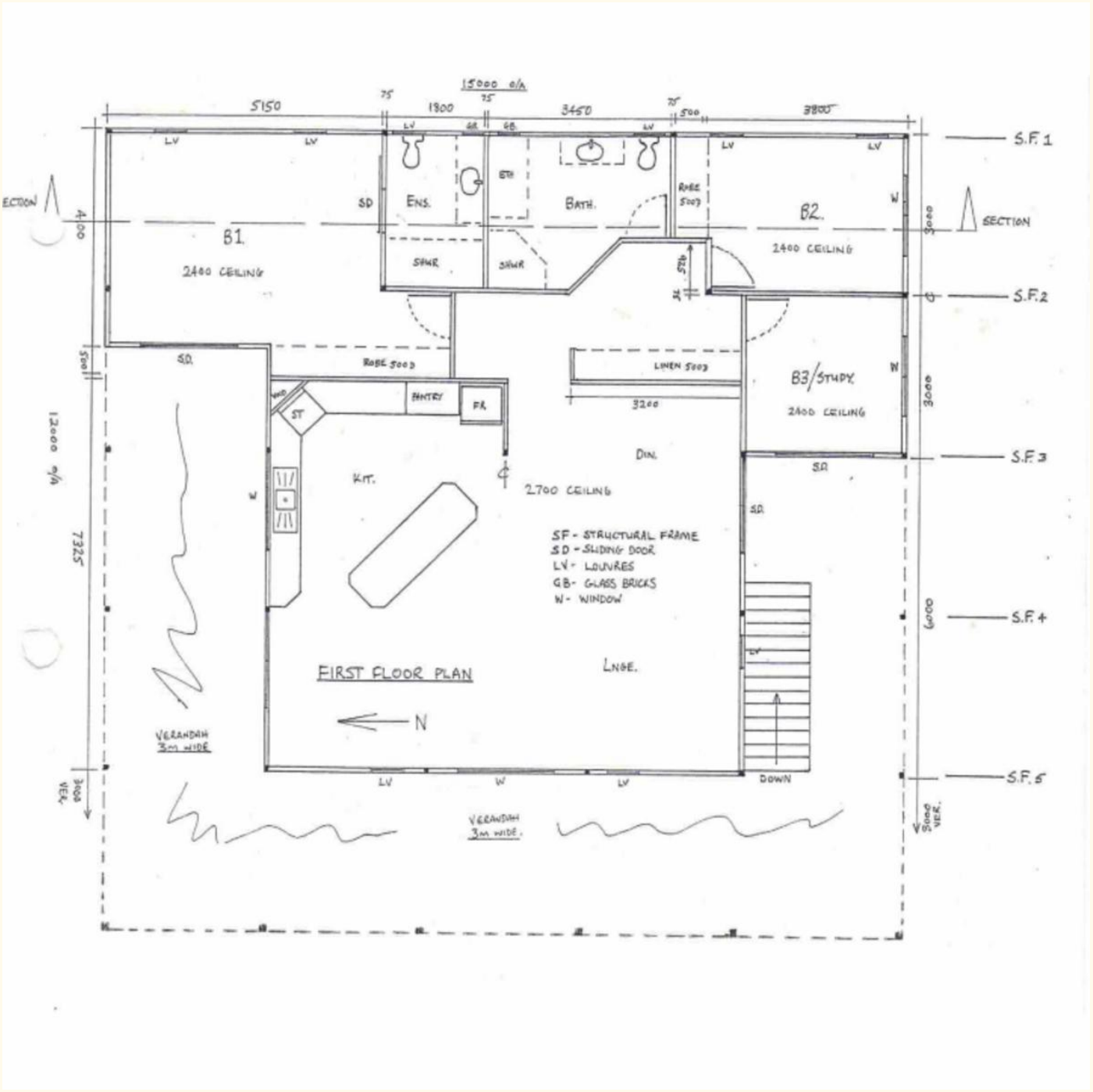
MORE DETAILS

Property ID	T6GF1S
Property Type	House
House Size	300 m2
Land Area	1000 m2
Including	Air Conditioning
	Pool
	Spa
	Courtyard

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