



### 3 Ephraim Christian Road, Norfolk Island



#### Expansive Character Cottage

This picture book cottage built in the late 1940s / early 1950s has all the character you would expect from a home of the era. Enjoying high ceilings, wide, polished Norfolk pine floorboards, casement windows and that mid-century 'beach shack' vibe, the home has been modernised in parts yet retains many lovely original features.

With 3 bedrooms, all double size or larger, the primary bedroom is light filled and connects to a walk-in closet space and a uniquely finished ensuite bathroom with shower, toilet and vanity. The main bathroom has been recently fully renovated with neutral tiles, a walk-in shower and bath. This bathroom is positioned toward the rear of the home and is accessed via a mud-room from the back garden - perfect for arriving home from the beach, where everyone can dump their swim gear and head straight for the bathroom!

A large kitchen incorporates a built in Norfolk pine table for a casual dining area and beyond the kitchen a Butler's pantry offers lots of storage, space for refrigerators and even a coffee station. This pantry opens to an outside kitchen complete with BBQ area and would lend itself to easy afternoon summer BBQs.

Front access to the home is via a sunroom/hallway and offers a practical entry area which is bright and airy and could be utilised as an office space or even another bedroom if needed. The lounge room includes a cosy wood-burning fireplace, comfortable seating area and a sweet reading nook nestled at the front of the house, crying out for a window seat to enjoy sunny late

3 2 2 2,342 m<sup>2</sup>

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|----------------------|----------------------|
| <b>Price</b>         | SOLD                 |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 588                  |
| <b>Land Area</b>     | 2,342 m <sup>2</sup> |

#### Agent Details

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#### Office Details

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afternoon snoozes.

Additional Property Features include;

~ Large garage with 4.8m wide roller garage door (space for 2 cars and a small boat)

~ In ground well + 13,000 gallons of water storage across 2 tanks

~ Large and flexible floor plan

~ Additional shed/outhouses with laundry and lots of storage space

~ Level block with fruit bearing orchard including citrus trees, pear, mango, custard apple & bananas

~ Prime location in the popular Cascade area - walking distance to school, only a short drive to beach and town

If you love properties with soul and character, and relish the opportunity to add your own personal touches to a beautiful original cottage, this is the ideal property for you.

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