

Sold



## 85 Queen Elizabeth Avenue, Norfolk Island



### Spacious House & Flat in Central Location is a Sweet Investment Opportunity

Opportunities like this don't enter the Norfolk Island market very often! This property located on Queen Elizabeth Avenue is a real 'sweetie', being walking distance to town, as well as offering prime access to the local school and childcare centre. In addition to the large house, with 3-bedrooms and 3-bathrooms, there is a spacious 1-bedroom, 1-bathroom self-contained flat, offering an ideal low maintenance setup for a potential investment property or a large, multi-generational family arrangement.

The house contains a spacious open plan kitchen and dining area, plus a massive living area opening onto the rear, north-facing veranda - with ocean views. The three extra-large bedrooms each boast their own bathroom, making it an attractive rental property and ideal for shared living.

Enjoying solar voltaic power and solar hot water, this will ensure energy bills are kept to a minimum. Adjacent to the house is the laundry and a large 2-bay garage, with a tidy cement driveway providing sufficient room for turning, and direct access to Queen Elizabeth Avenue.

The 1-bedroom flat area has a spacious floor-plan and generous sized rooms, offering comfort and convenience. The flat access is separate to the house at the front of the building including a long veranda. All utilities are completely separate for the flat - gas, electricity, and gas hot water.

The property could be utilised as a very large 4-bedroom, 4-bathroom home with some minor changes, or kept as the present layout of house and flat.

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**Price** SOLD for \$600,000  
**Property Type** Residential  
**Property ID** 615  
**Land Area** 849.50 m2

#### Agent Details

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#### Office Details

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The rear of the property has a tidy courtyard with gravel covering, creating a very low maintenance, bright and open outdoor space.

Property Features:

- ~ Spacious rooms, all bedrooms with own bathrooms
- ~ Ocean views
- ~ Low maintenance yard
- ~ Central location
- ~ Solar voltaic & solar hot water (house)
- ~ Gas hot water (flat)
- ~ 10,000 gallons (approx) water tank

This would be ideal as an investment property with exceptional ROI potential.

The property also comes with lots of historical interest, operating as the old 'Gables Theatre' back in the day, and more recently the front of the building was the location for an iconic local business called 'Sweeties'. A lot of care has been put into improving this property over the years to transform it into the neat and tidy home it presents as today.

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