



## 22 Grassy Rd, Norfolk Island



### Location, Versatility, and Potential!!!

This meticulously landscaped 1012m<sup>2</sup> (quarter acre) property, with established gardens and fruitful trees is the perfect location, offering connection to town amenities as well as the convenience of being close to the hospital, Post Office, bakery, and shops.

The charming front entry of this spacious property welcomes you through to a huge octagonal room with well-appointed lighting, sound system, large television, and raised stage area. The space is ideal for a large living room or could easily be transformed into a self-contained studio apartment.

A discreetly placed hallway leads to a separate toilet and a shower room, study area, storage nook, and a very functional separate laundry room. At the end of the downstairs hallway is a bedroom including built-in cupboards and shelving.

An easily accessible interior staircase leads up into a spacious open plan living and dining area surrounding a modern kitchen with large pantry. The master bedroom and ensuite offer a retreat like ambiance with a sliding door opening out onto a delightful private covered deck.

### Property Features

- Solar voltaic panels 6.5kw with impressive 19.2kw battery setup - producing income.
- Rainwater tanks (12,250gals)
- Gas instant hot water
- Large attic upstairs

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	755
<b>Land Area</b>	1,012 m <sup>2</sup>

### Agent Details

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### Office Details

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- Numerous exterior covered areas
- Carport and garden shed
- Well positioned exterior electric & solar lights
- Huge concrete pad for parking
- Extensive paths surrounding the house
- Privacy & security assured from fenced property

Don't miss out on the perfect blend of location, versatility, and potential!

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