



## 42a Poverty Row, Norfolk Island



### Versatile 3-Acre Property with Stunning Views and Expansive Infrastructure

Nestled at the end of Poverty Row, this sprawling 1.318-hectare (over 3-acre) property offers an exceptional elevated position with sweeping southwest views, including glimpses of Phillip Island and surrounding valleys. With substantial infrastructure in place, this property presents the unique potential for both residential and agricultural uses, including the option to transform its impressive warehouse into a spacious home.

The land itself is mostly cleared and features established Kentia palms and banana trees, enhancing the rural atmosphere. The front portion of the property is level and fertile, ideal for crop cultivation or livestock, while the gently sloping back half opens up to scenic valley views – a perfect backdrop for a future home.

#### Key Property Features:

- **Massive Warehouse:** Spanning an incredible 940m<sup>2</sup>, the industrial warehouse on the property is currently used for germinating Kentia palm seeds. This structure, maintained in top condition, offers an outstanding opportunity for conversion into a unique and expansive residence with potential for multiple living zones, all within a solid, established framework.
- **Residential Potential:** Design your primary residence to maximize the beautiful Phillip Island views across the valleys and hills by adapting the warehouse into a large, unique home.

 1  1  1.32 ha

<b>Price</b>	\$825,000
<b>Property Type</b>	Residential
<b>Property ID</b>	809
<b>Land Area</b>	1.32 ha
<b>Office Area</b>	4 m <sup>2</sup>
<b>Warehouse Area</b>	940 m <sup>2</sup>

#### Agent Details

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- **Solar Power and Ample Water Storage:** The property is fitted with solar photovoltaic power, along with approximately 27,000 gallons of water storage and a huge roof for water catchment, adding to its self-sufficiency.
- **Functional Amenities:** The warehouse is equipped with an onsite office, a toilet, kitchenette facilities, and several access points, including multiple roller doors and a 100m<sup>2</sup> covered work area. These features would also translate seamlessly into a residential adaptation of the building.

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