



31f1 & 31f3 Jonathan Adams Road, Norfolk Island



The Charm of the Country with Northerly Ocean Views

A unique, mostly level 4-acre parcel of level land has become available for sale in a beautiful, quiet, yet central location and is already divided into two portions of land. Tucked away down a quintessential country lane and along Jonathan Adams Road is distinctly Norfolk Island land - channelling those rural, farm vibes with a surprising aspect straight out to the ocean.

Jonathan Adams Road is a 'No-Thru-Road' with very limited traffic and connects to Cutters Corn - just a 2-minute drive from the school and a further 5 minute 'commute' to town and beaches.

Commencing on a wide ridge, the block encompasses a generous flat area before sloping down the valley to a creek line at the bottom. Any home built here would enjoy exceptional views through overlapping valleys to the ocean in a northerly direction - an ideal situation to consider an off-grid build for ongoing sustainability.

There is a covered, fenced water hole with a working pump on the valley floor which can deliver water to any building on the hillside above. Used primarily for grazing over the last several decades, the land is clear and well maintained. The block additionally enjoys some established orange trees.

Having been used as cow pasture for many years, the ground is fertile and relatively flat, making for easy development options for any new dwelling. Consider off-grid options, given the property receives a northern aspect and is bright and open.

Property Features

📏 1.68 ha

Price	\$400,000
Property Type	Residential
Property ID	561
Land Area	1.68 ha

Agent Details

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- ~ Cleared, relatively flat and fertile
- ~ Exceptional vista across valleys down through to the ocean
- ~ Northern aspect
- ~ Quiet and private location

Approx 4 acres situated alongside these two portions is also on the market, the entire landholding opportunity would take in an impressive 8 acres, and include a tidy dwelling from which you could expand the existing floor plan, or look at multiple occupancy across the various portions.

Land such as this - with expansive flat areas, such stunning views and so close to town are a rarity, as is the sheltered feel of the block, whilst offering a fantastic outlook. Come and look on... you won't be disappointed.

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If you are uncertain what to build on the land, Lockwood Homes offer a range of standard and custom designed homes perfectly suited to Norfolk Island.



The architectural styling of the Wanaka Pavilion design allows for connected spaces and lofty light filled volumes. The living spaces and bedrooms and media room are separated by the central gallery. Floor-to-ceiling doors and windows capture a natural connection with the outdoors.



This home is completely customisable to suit your needs and your budget.

View more at [lockwood.co.nz](https://lockwood.co.nz) or talk to your Norfolk Island Real Estate Agent for further information.

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