

Under Contract



31f1 & 31f3 Jonathan Adams Road, Norfolk Island



Unique 4-Acre Parcel with Stunning Ocean Views

Nestled down a quintessential country lane along Jonathan Adams Road, this unique 4-acre parcel offers an ideal blend of rural charm and central convenience. Divided into two portions, the land is mostly level and boasts a surprising ocean view aspect, providing a perfect setting for your dream home or sustainable off-grid living.

Property Highlights:

- **Prime Location:** Situated on a 'No-Thru-Road' with limited traffic, Jonathan Adams Road connects to Cutters Corn, making it just a 2-minute drive from the school and a 5-minute commute to town and beaches.
- **Expansive Land:** Starting on a wide ridge, the block features a generous flat area that slopes gently down to a creek line at the valley floor.
- **Exceptional Views:** Any home built here would enjoy breathtaking views through overlapping valleys to the ocean in a northerly direction.
- **Water Supply:** The valley floor includes a covered, fenced water hole with a working pump that can deliver water to any building on the hillside above.
- **Agricultural Potential:** The land has been used primarily for grazing, making it clear and well-maintained. It also features established orange trees and fertile ground, ideal for farming or development.
- **Off-Grid Potential:** With a northern aspect and a bright, open layout, the property is well-suited for sustainable, off-grid living options.

Key Features:

📏 1.68 ha

Price	\$350,000
Property Type	Residential
Property ID	561
Land Area	1.68 ha

Agent Details

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- Cleared, relatively flat, and fertile land
- Exceptional vistas across valleys down to the ocean
- Northern aspect providing ample sunlight
- Quiet and private location

Additional Opportunities:

Adjacent to this property, another 4-acre parcel is also on the market, presenting a combined landholding opportunity of an impressive 8 acres. This expanded estate includes a tidy dwelling that could be expanded or developed for multiple occupancy across the various portions.

Land like this—offering expansive flat areas, stunning views, and proximity to town—is a rare find. Its sheltered feel and fantastic outlook make it a truly unique opportunity. Come and explore this beautiful property; you won't be disappointed.

Contact Norfolk Island Real Estate today to arrange a viewing and discover the potential of this exceptional landholding.

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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](http://lockwood.co.nz) or talk to your Norfolk Island Real Estate Agent for further information.

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