



## 4 Longridge Road, Norfolk Island



### Valley Views & Development Opportunity



Located in the popular Longridge area, this neatly sized 3-bedroom, 2-bathroom home is exceptionally private, tucked behind a large hedge with views across valleys to the south west.

Enjoying a wide rear deck with loads of space for entertaining, the property is perched overlooking pine valleys full of bird life and runs right across to Bumboras Road where a section has been cleared to show opportunities for dual occupancy, or future potential subdivision. The portion is just under 4 acres, the current minimum land size for subdivision however future land management plans open up options in the area. In the meantime, dual occupancy may be achievable (STCA) and with that direct road frontage, a perfect development opportunity.

As you enter the front sliding patio door of the home you come to an open plan living, kitchen and dining area with wood burning fireplace and direct access from the lounge to the valley view deck. It's a functional and practical family space which would be the heart of the home.

The three bedrooms are all double sized with built in robes - the master including an ensuite bathroom with shower. The home's floorplan is practical, with living, dining and kitchen all located at one end with bedrooms and bathrooms at the other. The main bathroom has a bath and separate toilet.

Underneath the home is a large, partially completed storage area which could be further developed to increase overall floor plan of the home, and is currently utilised as a workshop.

 3  2

#### Price

OFFERS OVER  
\$650,000

#### Property Type

Residential

**Property ID** 603

**Land Area** 1.45 ha

#### Agent Details

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#### Office Details

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- ~ 3 bedrooms and 2 bathrooms
- ~ Main bathroom with bath and separate toilet, ensuite with shower
- ~ Open plan living, dining and kitchen with ample storage
- ~ Wood burning fireplace in lounge
- ~ Wide back deck area with lovely valley views
- ~ Dual road frontage to the block with house located on Longridge Road and a cleared section along Bumboras Road.

The benefits of this property, alongside the obvious opportunity to live in a beautiful part of the island, is the potential to develop the second area of road frontage on Bumboras Road and long term potential for sub-division. The existing home would make a wonderful initial live-in dwelling and then once your own dream home is built across the valley, could be rented for a tidy income.

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