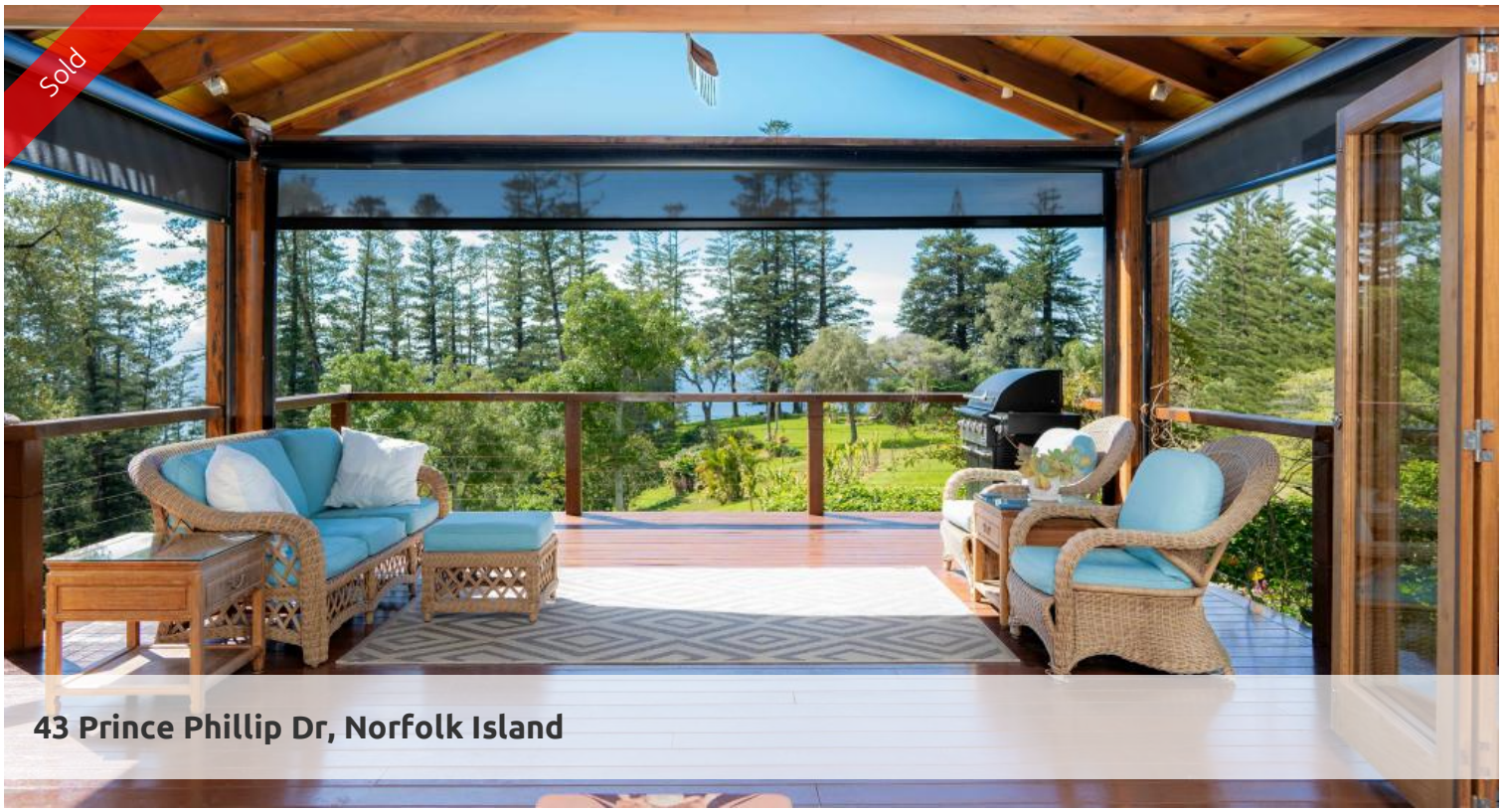








Touchwood: A Prestigious Clifftop Estate Surrounded by Natural Beauty

2 2 7 7.52ha

Welcome to **Touchwood**, a truly extraordinary property that embodies the essence of Norfolk Island's natural beauty and serenity. Perched atop an expansive 7.523-hectare (18.5 acre) estate, this luxury residence offers breathtaking ocean views, rolling grassy hills, and a seclusion that is unparalleled. This is a once-in-a-generation opportunity to secure one of the island's largest and most prestigious clifftop properties.

Definition of 'touch wood': It derives from the pagan belief that malevolent spirits inhabited wood, and that if you expressed a hope for the future you should touch, or knock on wood to prevent the spirits from hearing and presumably preventing your hopes from coming true.

Property Highlights:

- **Exclusive Clifftop Location:** Touchwood is situated on a prime clifftop allotment, offering sweeping views of the Pacific Ocean and the island's pristine eastern coastline. This is a rare chance to own a property with such an expansive and private ocean frontage. The sizable property has been lovingly regenerated, uncovering scenic hills and valleys rich with native plants and trees.
- **Quality Craftsmanship:** Built in 2011, the residence with approximately 155m2 of floorspace oozes quality craftsmanship, featuring durable and appealing Norfolk pine cladding on the exterior - all recently stained. The Colorbond roof delivers outstanding, long-life performance. If a two-bedroom home isn't large enough, the current owners already have a

Price	SOLD
Property Type	Residential
Property ID	802
Land Area	7.52 ha
Floor Area	155 m2

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plan prepared, providing the option to extend.

- **Luxurious Living Spaces:** The home features two spacious bedrooms, each with their own modern ensuite, walk-in robe and bifold doors opening onto the veranda, providing comfort and privacy. The expansive living area seamlessly flows from the well-appointed chef's kitchen with luxury appliances, making it ideal for both intimate gatherings and larger entertaining. A cosy wood heater adds warmth and charm, creating an inviting atmosphere. The entire interior has been recently repainted. The home is fully furnished with quality furnishings, white goods and appliances, providing a ready-to-move-in experience.
- **Outdoor Living:** The wrap-around balcony and expansive entertainment deck provide approximately 60m2 of outdoor living. This is the perfect place for entertaining guests, with picturesque views from every angle, allowing you to fully immerse yourself in the tranquil surroundings. Whether enjoying a morning coffee or an evening sunset, this space is perfect for relaxation, and with stylish outdoor blinds in place, the alfresco living area offers weather protection for every occasion.
- **Extensive Orchard:** Explore the vast array of fruit trees and lush vegetation via the private walking tracks through the estate. Orchard includes - Avocado, Fairy Floss Tree (Panama Berry), Banana, Mulberry Bush, Passionfruit, Guava, Cherry Guava, Grapes, Nectarines, Peaches, Plums, Pear, Apple, Oranges (several varieties), Lemons, Local Pineapple, Custard Apples, Mango, Lychee.
- **Exceptional Outdoor Amenities:** The property includes a concrete driveway from the cattle-grid roadside entry all the way to the 120m2 concrete turn-around surrounding the rear of the house. A 20m2 carport behind the dwelling adds both practicality and style. Very few properties on Norfolk Island feature a massive 5-bay work shed of approximately 140m2 with three roller doors delivering extensive storage and workspace – suitable for numerous vehicles and equipment. Additional features include a garden shed, a huge chook pen/greenhouse, and for yard maintenance, a John Deere 4WD ride-on mower is included, along with various other tools.
- **Sustainability at its Core:** Touchwood is designed with sustainability in mind, boasting 50,000 gallons of water tank storage (1 x 10,000 gallon + 2 x 20,000 gallon tanks) and a water well that offers additional supply of water. An irrigation system has been installed in the area between the house and the shed including underground pipes with multiple take off points connecting to the tanks at the shed and the house. The property's eco-friendly ethos is seamlessly integrated with everyday contemporary conveniences such as the gas hot water system, and a septic trench for efficient waste management. Also included are a 5.2kw solar photovoltaic system promoting energy efficiency, and a Starlink high-speed internet service.
- **Potential Plus:** The property offers extensive opportunities for an additional dwelling with a multitude of potential building sites, all offering amazing ocean views. Apart from council building regulations, there really are no limits to what could be developed on this property, whether it be for personal use, tourist accommodation, or rural industry.

Natural Beauty and Serenity:

Touchwood offers more than just a home; it provides a sanctuary where the days unfold gently to the sounds of birds and the rhythm of the ocean, and the scent of sea-spray and Norfolk Pine needles. The night skies here dazzle

with crystal-clear magic, offering a tranquillity that is rare and cherished. This is a place where the mind is calmed, and a sense of peace prevails.

A Legacy Property:

Steeped in natural beauty and coastal elegance, Touchwood offers a unique opportunity to secure one of Norfolk Island's most prestigious properties. With the house's timeless style and land unparalleled on the island, this is a property that will be treasured for generations to come.

Don't miss your chance to become the next keeper of this extraordinary estate. Contact us today to arrange a viewing and experience the unmatched beauty and luxury of Touchwood for yourself.

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