

Under Contract



### 3 Ephraim Christian Road, Norfolk Island



## Charming 1940s Cottage in the Heart of Cascade

Step back in time with this delightful picture-book cottage, built in the late 1940s and lovingly maintained ever since. Overflowing with charm and character, the home retains its original mid-century 'beach shack' appeal while offering tasteful modern updates in all the right places. Set in the peaceful and popular Cascade area, this home is perfect for those seeking something with true soul and personality.

Inside, the home features three spacious bedrooms, each filled with natural light. The main bedroom includes a walk-in wardrobe area and a quirky, retro-style ensuite with a shower, toilet, and vanity. A recently updated main bathroom, finished in soft neutral tones, offers a walk-in shower and full bathtub - ideal for a relaxing soak after a long day. Conveniently positioned at the rear of the house, this bathroom is accessed via a practical mudroom, ideal for island living.

The kitchen retains its classic country style with a built-in Norfolk pine table for casual dining, creating a warm and welcoming hub of the home. A generous butler's pantry provides abundant storage, space for appliances, a dedicated coffee station and a front-loader washing machine. This space flows effortlessly to the outdoor kitchen and workstation - perfect for fishermen or hobbyists.

Living spaces are equally inviting. The cosy lounge features a wood-burning fireplace and a charming reading nook, making it the perfect place to unwind. At the front of the home, a sun-drenched entry room doubles as a flexible space - whether you need an office, reading room, or even a fourth bedroom.

3 bedrooms 2 bathrooms 2 car spaces 2,342 m<sup>2</sup>

<b>Price</b>	\$570,000
<b>Property Type</b>	Residential
<b>Property ID</b>	824
<b>Land Area</b>	2,342 m <sup>2</sup>

### Agent Details

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The home is offered partially furnished, including dining tables, beds, appliances, and kitchenware -allowing for an easy move-in or a ready-to-go holiday home setup.

Outside, a large garage with a 4.8m roller door provides space for two vehicles or a car and small boat. Additional sheds and outbuildings offer outdoor laundry facilities and excellent storage options. The level yard is well-established, featuring an orchard of mature fruit trees including citrus, banana, mango, custard apple and pear. With 13,000 gallons of rainwater storage across two tanks, plus an in-ground well, water supply is more than ample.

Located within walking distance of the school and just a short drive from beaches and town, this unique cottage offers both convenience and a relaxed lifestyle. Full of charm, functionality, and potential, it's ready for its next chapter.

**Contact us today to arrange a viewing - you won't want to miss this one.**

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