



**15 William McCoy Road, Norfolk Island**



## Modern, Sustainable Living with Established Gardens & Dual Occupancy Approval

Just minutes from town and the local school, this immaculately presented and fully furnished three-bedroom, two-bathroom home with two garages is a rare find on Norfolk Island. Offering modern, self-sufficient living with charm and flexibility, the 3686m2 property has been completely renovated from the ground up, creating a fresh, contemporary home that's ready to move into.

Set on a flat, usable block, the property features beautifully maintained gardens, an abundant variety of fruit trees, and raised veggie garden beds - ideal for anyone looking to embrace a sustainable lifestyle. With council-approved dual occupancy and BA plans already approved, there's exciting potential to build a second dwelling at the far end of the block.

Inside, the home combines thoughtful styling with a warm, welcoming layout. The main entry on the ground floor opens into a generous media/lounge room. Adjacent is the master bedroom, complete with an oversized walk-in wardrobe and easy access to the nearby bathroom and laundry. A large storage room filled with thoughtful storage options ensures you will always have plenty of space to store your belongings.

Upstairs, the open-plan dining and living area is bright and airy, leading out to a spacious covered deck - perfect for entertaining or relaxing while overlooking the mountain view. The adjacent kitchen is filled with natural light and modern fittings and appliances. Two additional bedrooms and the main bathroom complete the upper level.

3 2 2 3,686 m2

<b>Price</b>	\$899,000
<b>Property Type</b>	Residential
<b>Property ID</b>	837
<b>Land Area</b>	3,686 m2

### Agent Details

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What truly sets this property apart is its exceptional off-grid infrastructure, offering a lifestyle that's both comfortable and sustainable. The solar power system has been professionally designed to meet an average daily load of 5.5kWh, with backup support to handle up to 7kWh. Key features include:

- Victron MultiPlus-II 5kW inverter-charger
- Fronius Primo 5kW grid feed inverter
- 5.92kW solar array (16 Longi panels)
- 16kWh lithium-ion battery bank
- Victron Colour Control GX system for remote monitoring
- MaxWatt 9.0kVA generator with remote start/stop

Water security is also a highlight, with above-ground tanks storing a total of approximately 20,000 gallons, supplying ample water to the house and garden year-round. The home sits privately within a lush, tropical landscape, screened from neighbouring properties and protected from prevailing salt-laden winds.

With a peaceful setting, strong sustainability credentials, and potential to expand, this property is an ideal match for buyers looking to enjoy a relaxed island lifestyle with all the hard work already done.

#### **Key Features:**

- Fully furnished, renovated home with modern styling
- Council-approved plans for dual occupancy / second dwelling
- Extensive off-grid solar system & backup generator
- Significant water storage capacity across four tanks
- Established tropical gardens, fruit trees & veggie beds
- Flat, versatile land parcel
- Peaceful location near town and school
- Functional, flexible layout with opportunity to customise
- Elevated deck with beautiful treetop views

This is more than a home - it's a lifestyle opportunity. Book your inspection today and discover the perfect balance of comfort, charm, and sustainability on Norfolk Island.

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