

85 Queen Elizabeth Avenue, Norfolk Island







High-Return Dual-Income Property in a Sought-After Central Location

6 4 2 849.50m2

Located on Queen Elizabeth Avenue - one of Norfolk Island's most convenient and tightly held positions - this substantial property offers exceptional investment value with strong rental demand and flexible dual-income potential. Within walking distance from the town centre, and just metres to the school and childcare, it is perfectly placed to attract long-term tenants, travelling professionals, or multigenerational occupants.

Configured as a large main residence or two fully self-contained flats, the property provides two independent income streams with separate entrances, and separate utilities such as gas and electricity. It also offers the option to integrate the layout into one expansive family home if preferred.

Front Flat (3 Bedrooms + Office / 1 Bathroom)

- Renovated interior with modern kitchen and light-filled living area
- Two well-sized bedrooms + additional smaller bedroom, all with built-in robes
- Separate office space ideal for work-from-home
- Full family bathroom + separate laundry
- Independent gas, electricity, and hot water
- Private entrance and sheltered front veranda
- Strong rental appeal for long-term or visiting tenants

Rear Flat (3 Bedrooms + Office / 3.5 Bathrooms)

- Generous open-plan kitchen and dining area
- Large living room opening to a north-facing veranda with ocean outlook

Price	$795,000
Property Type	Residential
Property ID	840
Land Area	849.50 m2
Floor Area	395 m2

Agent Details

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• Three oversized bedrooms each with private ensuite
• Additional office / single bedroom space
• Solar voltaic power system + solar hot water delivering real cost efficiencies
• Large two-bay garage with laundry and storage rooms
• Direct concrete driveway access to Queen Elizabeth Avenue

Additional Property Advantages
• Low-maintenance courtyard with gravel landscaping
• Approx. 8,000-gallon water tank + on-site well with untapped potential
• Off-street parking plus garage accommodation
• Central walk-to-everything address
• Opportunity to convert into one large 6-bedroom, 2-office, 4.5-bathroom residence with minimal modification

This property has a longstanding place in Norfolk Island's commercial and cultural history, once home to the landmark "Gables Theatre" and later the "Sweeties" store. Now known as Sweet-Gables, it has undergone thoughtful improvement while retaining its strong character and versatility.

Investment Summary
• Dual-income strategy with strong demand in both segments
• Minimal ongoing maintenance requirements
• Prime central location guaranteeing continued rental appeal
• Flexible configuration supporting multiple occupancy types

Well-positioned, income-ready, and offering long-term capital and yield potential, this is a compelling choice for investors seeking a secure asset in a stable and high-demand rental market.

For further financials or to arrange a private inspection, please enquire.

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