

85 Queen Elizabeth Avenue, Norfolk Island







Dual-Income Investment Opportunity in a Prime Location

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A rare opportunity to secure a substantial income-producing property in one of Norfolk Island's most convenient and tightly held central locations.

Positioned on Queen Elizabeth Avenue, just a short walk from the town centre and metres from the school and childcare facilities, Sweet-Gables presents an attractive investment proposition with an established rental income and considerable potential to generate additional returns.

Configured as two fully self-contained flats, the property offers investors the opportunity to secure an income from the existing front tenancy while unlocking the rental potential of the substantial rear residence. With separate entrances and independent gas and electricity services, the two dwellings provide genuine flexibility for dual-income investment, extended family accommodation or alternative occupancy arrangements.

Importantly, the front flat is already tenanted, providing an immediate income stream from settlement, while the rear flat presents an exciting opportunity for an investor to secure a second tenant and maximise the property's overall earning capacity.

FRONT FLAT – 3 BEDROOMS + OFFICE / 1 BATHROOM

Established tenancy providing an immediate rental return.

- Renovated interior featuring a modern kitchen and open plan living area
- Two well-proportioned bedrooms plus a smaller third bedroom, all with built-in robes

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

Agent Details

Rose Evans - 0011 6723 22429

Office Details

Norfolk Island Real Estate
76 Taylors Road Norfolk Island, NSW, 2899 Australia
0011 6723 22429

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- Separate office, ideal for working from home
- Full family bathroom and separate laundry
- Independent gas, electricity and gas hot water
- Private entrance and sheltered front veranda
- Existing tenancy offering an established income from day one

REAR FLAT – 3 BEDROOMS + OFFICE / 3.5 BATHROOMS

A substantial second dwelling offering excellent additional income potential.

- Generous open-plan kitchen, living and dining area
- Spacious living room opening onto a north-facing veranda with ocean outlook
- Three oversized bedrooms, each featuring its own private ensuite
- Additional powder room for guests
- Additional office or single-bedroom space
- Solar photovoltaic power system and solar hot water, helping reduce ongoing operating costs
- Large two-bay garage incorporating laundry and storage rooms
- Independent access via a concrete driveway from Queen Elizabeth Avenue

The rear accommodation offers considerable versatility and could appeal to long-term tenants, professionals, or corporate accommodation.

INVESTMENT FEATURES & ADDITIONAL BENEFITS

- **Two independent income opportunities** under one property ownership
- **Existing front tenancy** providing an immediate rental income
- **Vacant rear accommodation** offering the opportunity to establish a second rental income, or could be owner occupied
- Separate entrances and independent utility services
- Solar power and solar hot water to assist with ongoing running costs
- Low-maintenance courtyard with gravel landscaping
- Approximately 8,000-gallon water tank plus an on-site well with further potential
- Off-street parking and substantial garage accommodation
- Highly convenient central position within walking distance of essential amenities

There is also the option to combine both dwellings into one expansive family residence comprising six bedrooms, two offices and 4.5 bathrooms, with minimal modification, providing further flexibility for an owner-occupier or alternative investment strategy.

A PROPERTY WITH A UNIQUE NORFOLK ISLAND HISTORY

Sweet-Gables has an established place in Norfolk Island's commercial and cultural history, formerly operating as the landmark Gables Theatre and later the much-loved Sweeties store. Today, the property retains its distinctive character while offering a practical and versatile configuration suited to modern investment needs.

THE INVESTMENT OPPORTUNITY

For investors seeking an established rental asset with scope to improve overall returns, Sweet-Gables deserves serious consideration.

Rather than purchasing a property where all income potential remains

speculative, here you have an existing front tenancy already contributing rental income, with the substantial rear flat providing an opportunity to generate a second income stream.

Combined with its central location, flexible accommodation, separate services and relatively low-maintenance features, this is an appealing proposition for investors looking to build their Norfolk Island property portfolio.

Two dwellings. Two potential income streams. One strategically located investment.

For further information, current tenancy details, rental estimates or to arrange a private inspection, please contact Norfolk Island Real Estate.

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