



**85 Queen Elizabeth Avenue, Norfolk Island**



## Sweet Investment Opportunity Exceptionally Close to Town

Opportunities like this are a rare treat on Norfolk Island! Perfectly positioned on Queen Elizabeth Avenue, this spacious property is just a short stroll to town, the local school, and childcare centre - making it a high-demand location for both homeowners and investors.

The versatile layout includes a large 3-bedroom + office, 3.5-bathroom home plus a fully self-contained 3-bedroom + office, 1-bathroom flat - ideal for dual income, multigenerational living, or owner-occupier with rental income potential. The home and flat have separate utilities, entrances, and plenty of space, offering excellent flexibility.

The main house features:

- A generous open-plan kitchen and dining area
- Expansive living room flowing to a north-facing veranda with ocean views
- Three oversized bedrooms, each with its own private bathroom
- Separate office or additional single bedroom
- Solar voltaic system and solar hot water for reduced energy bills
- Large two-bay garage with separate laundry and storage room
- Cement driveway with direct access to Queen Elizabeth Avenue

The beautifully renovated flat offers:

- Spacious living room with open-plan kitchen and dining area
- Two large and one small bedrooms each with newly built-in robes
- Separate office

 6  4  2  849.50 m2

<b>Price</b>	\$875,000
<b>Property Type</b>	Residential
<b>Property ID</b>	840
<b>Land Area</b>	849.50 m2
<b>Floor Area</b>	395 m2

### Agent Details

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**Norfolk Island  
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- Full family bathroom and separate laundry with storage
- Separate entry and covered front veranda
- Independent gas, electricity, and gas hot water
- Ideal for long-term rental or visiting family

The rear courtyard is neat and low maintenance, finished with gravel for a clean and open feel that's easy to care for. An 8,000-gallon (approx.) water tank services the property, while an untapped on-site well offers potential for an additional water source.

Whether you're seeking a high-performing investment, a flexible home setup, or a bit of both, this property ticks all the boxes. There's even potential to convert the building into one large 6-bedroom, 2-office, 4.5-bathroom home with minimal work (installation of one door).

**Features at a glance:**

- Dual living potential (house + flat)
- Ocean views from the rear veranda
- Central, walk-to-town location
- Two-bay garage + off-street parking
- Low-maintenance landscaping

Steeped in local history, this property once operated as the iconic 'Gables Theatre' and later hosted the much-loved 'Sweeties' shop. Today, it stands as a thoughtfully improved and well-maintained home called 'Sweet-Gables' with excellent income potential.

Don't miss this sweet slice of Norfolk Island - contact us today to arrange an inspection.

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