



**117D Martins Road, Norfolk Island**



## Clifftop Home, Retreat, or a High-Performing Hideaway

Commanding a spectacular cliff-top setting with endless ocean vistas, this remarkable property offers the rare flexibility to be enjoyed as a permanent residence, a private holiday escape, or a short-stay income property - with the added advantage of space to expand.

Occupying almost one acre of secluded coastal land, the property delivers uninterrupted ocean and coastline views with complete privacy and no close neighbours. The elevated setting creates a sense of calm and connection to the landscape, making it equally appealing as a peaceful place to live or a secluded retreat to escape to, while still offering strong appeal to short-stay guests seeking a truly memorable Norfolk Island experience.

At the heart of the property is an architecturally distinctive, circular, fully furnished studio designed to embrace its surroundings. Generous windows frame the sunrise skies, expansive ocean vistas and seasonal whale activity, creating an immersive living environment that feels both unique and comfortable. The design lends itself perfectly to low-impact living, extended stays, or premium short-term accommodation.

The property can operate off-grid, supported by 2.2kw of solar voltaic with battery, ensuring low ongoing costs and a high level of independence - an attractive feature for owner-occupiers and investors alike. The streamlined layout and easy-care nature of the property make it well suited to those seeking a simpler lifestyle without sacrificing quality or outlook.

A dedicated vehicle (2021 Suzuki Ignis) is included with the sale, providing everyday convenience for private use or a significant advantage when

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**Price** SOLD for \$960,000  
**Property Type** Residential  
**Property ID** 893

### Agent Details

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operating as a holiday rental. In the Norfolk Island accommodation market, the availability of guest transport remains a strong drawcard, supporting higher occupancy and longer stays.

Importantly, the generous landholding provides scope to further enhance the property over time. With space available to construct an additional dwelling (subject to relevant approvals), buyers have the opportunity to create a main residence while retaining the existing studio for guest accommodation or income - adding long-term flexibility and value.

Equally suited to permanent living, holiday use or boutique short-stay accommodation, this is a rare offering that combines lifestyle, privacy and future potential in one of Norfolk Island's most tightly held coastal locations.

#### Property Highlights

- Elevated cliff-top position with uninterrupted ocean and coastline views
- Approx. one acre of private land with no immediate neighbours
- Architect-designed circular studio suited to living or short-stay use
- Off-grid solar system delivering low operating costs
- Dedicated vehicle included for personal use or guest convenience
- Potential premium short-term accommodation option
- Scope to build an additional dwelling (with Council approval)
- NBN internet installed
- Gas hot water system
- Underground concrete water tank
- Ideal for owner-occupiers, holiday retreat buyers or lifestyle investors

Offered exclusively through Norfolk Island Real Estate, 117D Martins Road presents a unique opportunity to secure a versatile coastal property with exceptional outlook, privacy and future potential.

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