

# Statement of Information

## 139 JE Road Norfolk Island

The house started being built in 2000 and was finally completed in 2015 by its third owners. It has been upgraded and finished to a very high standard, featuring 5 bedrooms and 3 bathrooms.

A chef style kitchen with a large walk-in pantry features an Ilve 900mm gas oven with an even wider extractor fan leading to an additional externally mounted extractor motor.

There are stainless steel benchtops in both the kitchen and pantry and a composite granite island bench between the kitchen and the dining area.

The dining area looks out across the valley and through large French doors out onto the 360 degree verandah. Outdoor cooking and cleaning facilities are close to the barbecue.

The lounge showcases an uninterrupted valley view!

Heating for the open plan living area is by a Yunca Wegj, capable of pumping out 22kW of heat. Amply fed with wood grown on the property.

Separate utility area:- large laundry, with dual large stainless sinks, large stainless benches and extensive shelves was designed for additional uses and was used for both wine and cheesemaking. Additionally this utility area has 2 large storage rooms, one of which has room for two chest freezers, a built in chiller with a separate drying room.

Upstairs there is a large media room, currently configured to watch movies. This has the potential to be transformed into 2 more bedrooms.

Across the bridge/gangway are 2 upstairs bedrooms, sharing a shower, toilet and washbasin.

An external flight of stairs leads to a separate large bedroom with a huge walk in wardrobe and another shower, toilet and washbasin.

- Insect screens on windows and sliding doors allow plenty of airflow though the house without unwanted pests.
- The house is primarily constructed from Norfolk Island pine, with sanded Norfolk Island pine or tiled floors.
- NI Pine is also on show in all the doors, skirting and architraves, and solid wooden cabinetry is used throughout the whole house.
- Clad in maintenance free PVC, you'll only need to occasionally wash the house, no painting or staining will ever be needed.
- There are 6 DC motor remote controlled ceiling fans where you need them and unusually, the roof is insulated.
- Sited just below a ridge, sheltered from prevailing winds, the house looks across an undeveloped valley to the West/South West.
- White Terns glide through the trees; Green Parrots chatter away during the day and Morepork Owls call during the night.
- Phillip Island is just visible to the South and the National Park entrance is a short walking distance to the North.

- A track through the park leads to either the 2 highest peaks on the island, or along a cliff top with spectacular views to the North, to a permanent picnic area.
- At just over 2Ha, 2/3 of the property is cleared of bush. There are currently 2 paddocks and a mustering area.
- Recently, 4 sheep were kept for grass control. A chook house and a brooding pen take care of our feather friends supplying eggs.
- The house has a total floor area of 300m<sup>2</sup>, downstairs 31.5m<sup>2</sup>, main 175m<sup>2</sup>, upstairs 93.7m<sup>2</sup>.
- A 9x6m steel garage with a concrete floor provides secure parking for 2 cars with a lot of storage, with parking for another 2 cars outside the garage on a concrete pad.
- At the front of the house are 13 garden beds, one of which is a mature asparagus bed. The remainder are currently growing pineapple, chilli, onion, garlic, rhubarb and ginger.
- A large bed of yacon grows on the South side of the house, with well established turmeric.
- Also at the front is a potting shed with aquaponics, a growing bed and a large greenhouse with space for 30 or so potted plants.
- An irrigation system feeds either fresh or recycled grey water to all the plants.
- The property has 2 large Peach trees, Chirimoya, Feijoa, Guava, Papaya, Avocado, Tahitian Lime, Norfolk Lime, Meyer Lemon, Orange, 2 large Fig trees, lots of Banana plants, all producing delicious fruit.
- Still maturing are the Macadamia and Mango trees.
- Separate gate access provides vehicle access to the front door and a covered boat/trailer storage area.
- Evacuated tube solar with electric boost OR Instant gas provides the hot water.
- A recently installed photovoltaic system with large battery storage provides the electricity.
- Capable of operating independently off the grid, with 12.8kWH battery storage, 5kW inverter, and 6.5kW of panels, it is currently used in grid tied mode providing negative power bills.
- Ample water storage is provided by two underground tanks, one under the house with approx 60m<sup>3</sup> of storage, one under the garage with approximately 80m<sup>3</sup> of storage. That's over 30,000 imperial gallons.
- There is an NBN satellite dish, a TV satellite dish, and a UHF antenna on the roof.
- The house will be sold with enough furniture and chattels to immediately move in, a lounge suite (3+3+1+1), a bedroom suite, outdoor furniture + BBQ, fridge + fridge/freezer, gas oven, range hood, lounge TV, office chairs and a desk, moveable cupboard, large filing cabinet, and a bidet toilet seat.
- Stainless steel benches in laundry, trolley bench in laundry.
- Negotiable will be a 2001 diesel Isuzu Bighorn and a 4.2m Mac Fishing Boat with trailer and fishing rods.

