



## Sanctuary Avenue, MARRAKAI, NT 0822

DEVELOPER WANTED!!

**1,600.00 hectares, 3,953.60 acres**

The Sanctuary is a unique 16 kilometre square natural habitat located in Marrakai, which sits between Darwin and the entrance to Kakadu National Park. The site has been fully master planned into six development stages, consisting of seven commercial sites, the two largest have unobstructed Arnhem Highway road frontage, complemented with 247 generous-sized residential blocks.

Presently, it's around a 50 minute drive from Darwin, though this will be significantly improved later this year with the construction of the Stuart and Arnhem Highway duplication. The works will create new dual lanes in each direction for 12 kilometres along the Arnhem Highway, improve access, reduce congestion, and open up this road corridor to support the area's growing population and industry.

This unique greenfield site is well positioned to become the Territory's next lifestyle destination. Surrounded by protected areas of conservation, which will never be built out. Stage 1B has already been fully engineered for civil and electrical works, plans are available on request.

**TYPE:** For Sale

**INTERNET ID:** 300P198392

**SALE DETAILS**

**EXPRESSIONS OF  
INTEREST CLOSING  
21/08/2026**

**CONTACT DETAILS**

**Darwin**  
70 Smith Street  
DARWIN, NT  
08 8946 0500

**Judy Blore**  
0408 898 551

This provides a rare opportunity to turn-off large rural lifestyle blocks that are always in high demand, particularly affordable sites that are especially scarce in the current market.

For a quiet, discreet Top End location, the Marrakai area is punching above its weight economically. A number of burgeoning major projects, which include mining, agribusiness, infrastructure and tourism are poised for exponential growth. These projects will all require a new workforce and amenities to accommodate.

#### A LOCATION POISED FOR GROWTH

The region surrounding The Sanctuary is ripe with opportunity with a number of emerging projects coming to fruition. These include:

- \$1.78 billion anticipated operating expenditure over 17 years at the Mt Bundy Gold Project with 400 new jobs created,
- \$411 million (combined Federal and NT Government spend) to rejuvenate Kakadu National Park and transform nearby Jabiru from a mining town into a world-class tourism hub
- \$1.45 billion Adelaide River Off-Stream Water Storage (AROWS), construction expected to start in 2028.
- Expansion of Australia's largest barramundi farm, with the potential to create over 200 permanent jobs
- \$747million upgrades to four Territory Defence training facilities including nearby Mount Bundy
- The region's horticulture industry reached around \$200million in 2024, building on its year-on-year growth. This is set to rise through the Government's enabling infrastructure and private investor attraction such as ASX-listed Duxton Farms recent acquisition of the neighbouring 26,000ha Wildman Agriculture Precinct

#### COMMERCIAL OPPORTUNITIES

The location is ideally suited to mixed use commercial and tourism offerings that may include but not limited to:

- Fuel station
- Mini supermarket (IGA style)
- Caravan and cabin park
- Tavern
- Artificial lagoon with amenities such as caf  s, bird hides as well as walking, biking and segway trails
- Boat storage and wash down area
- Retail offerings: tackle/bait shop, crafts, produce, souvenirs, pop-up misc
- Wellness centre/retreat
- Helipad
- Market stalls such as produce, culture, art
- Childcare centre

- Local tour operators
- Amphitheatre

## RESIDENTIAL OPPORTUNITIES

The 247 residential blocks are a minimum size of two hectares up to 162 hectares, transforming the site into a tranquil rural subdivision nestled in natural bushland.

Market research intelligence indicated demand and interest from the following groups:

- Young, middle income families with children and affordable large blocks, school bus access to local schools, nearby employment opportunities such as emerging agribusiness and tourism
- Retirees escaping from established rural areas that have become built out and peace and seclusion
- Tour operators who work in the region and access to tourism hotspots including birding and iconic fishing locations
- Those seeking a 'tree-change' to their lifestyle and surrounded by a protected conservation habitat
- Current residents of the region and their adult children and access to onsite services and amenities, short drive to Humpty Doo
- Darwin and Palmerston residents and weekend retreat, hobby farmers (horticulture and pastoral), nature lovers and keen fishers
- Small business owners who have the space to work from home such as contractors, tradesmen etc

## WHERE PEOPLE AND NATURE MEET

The Sanctuary has a number of established attractions on its doorstep that entices both tourists and locals alike for short breaks out of the city. These include the lure of its surrounding barramundi country (further incentivised by the Million Dollar Fish competition) Jumping Crocodile cruises, Windows on the Wetland, Purple Mango Caf , Fogg Dam, Bamurru Plains, Mary River House Boats, Pudukul Aboriginal Tours, Point Stuart Lodge, Bark Hut Inn and attractions within Kakadu National Park.

- Land Area 1600.0000 hectares



