



## 5790 Litchfield Park Road, RAKULA, NT 0822

Litchfield National Park Land & Business opportunity. 107 Ha Freehold with 2 jointly operating businesses. Extremely rare and unique.

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Litchfield National Park - Land & Business opportunity. 107 Ha Freehold with 2 jointly operating businesses. Extremely rare and unique.

Ever experienced the natural wonder and tranquillity of Litchfield National Park? Imagine owning and operating your very own business just 9 km from the main attraction â## Wangi Falls.

Here is your chance!!!

Litchfield Cafe & Wangi Falls Cafe are being offered to market for the first time exclusively with Elders Real Estate.

Rare and Outstanding features include

**TYPE:** For Sale  
**INTERNET ID:** 35P1886

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**  
2/17 First St  
Katherine, NT  
08 8972 3692

**James Todd**  
0448 590 634

• An opportunity to purchase the only Freehold title on Litchfield Park Road at the 'Northern Gateway' into Litchfield National Park with a 1km road frontage.

• Only large Freehold property with a year-round flow of surface water.

• Rare Unzoned Freehold land with no Municipal Council controls.

• Only Cafés for 60+ km - turn-key investment in two popular businesses.

• Litchfield Café - the only Coach catering facility for 60+ km in either direction.

• Wangi Falls Café - only permanent Cafe in Litchfield National Park - Conditions apply.

• Over 40,000 customers jointly over 7.5 months in FY 2024.

• Ideal location to establish a tavern, accommodation, caravan park, tours base, small fuel outlet, wedding venue etc, opportunities are only limited to the imagination

• An opportunity not to be missed, expanding upon the almost monopolistic access to the 320,000+visitors to Litchfield National Park p.a. (NTG. 2019).

• Approximately 60 Ha suitable for mixed farming - Stock, Fruit & Vegetables.

• Current NTG Development Permit for a four Lot subdivision with further subdivision possible on existing freehold title.

• Beautiful spring-fed creek running through the property with higher semi-open timbered country behind making an ideal location for accommodation and caravan park. A highly sought after and popular enterprise in the NT.

• Power supply is completely off grid- Installed is a 40 kW Solar system with a bank of Supercapacitors (Batteries) backed up by a 26 kVA Hatz (diesel) Generator with a Stanford alternator. A 150 Amp charger system was installed in 2024 inside the Control Room for added security. This unit can be operated with a 6.5 (min.) kVA mobile generator as a backup to the main Hatz Generator. A complete fail-safe operation for peace of mind.

• Opportunities to purchase 2 businesses that run "Hand in Hand" adjacent to and within (Conditions apply) the boundaries of a National Park are rare. Coupled with the scope for growth and development along with the unparalleled beauty of living and working from one of the most scenic places in Australia, all only just over an hour's drive from Darwin, makes for a very exciting opportunity to capitalise on the NT tourist trade.

• Please contact James or Alison at Elders Real Estate to confirm your interest and book an exclusive inspection.

- Land Area 107 hectares
- Bedrooms: 1
- Bathrooms: 4
- Car Parks: 4
- 3 car carport





