



## 35 Usher Road, KATHERINE, NT 0850

Contemporary Rural Living with Dual Accommodation on 5.79 Hectares "Baraka House" & "Baraka Cottage"

Positioned within the highly sought-after Stuart Estate, just north of Katherine and conveniently located off the Stuart Highway, this exceptional rural property offers a unique combination of modern design, self-sufficiency and versatile living across 5.79 hectares, totally flood free and built to code.

Occupying a private corner allotment of a no-through road, the property has been thoughtfully developed to embrace the Northern Territory lifestyle while delivering comfort, practicality and energy efficiency.

Custom-built by Solar Living Homes, the main residence showcases quality craftsmanship and intelligent design throughout. Offering two bedrooms, two bathrooms and a substantial home office, the home has been carefully orientated to maximise natural light, cooling breezes and views across the surrounding rural landscape.

The spacious master suite is a true retreat, featuring an extensive office space, walk-in robe, luxurious ensuite with a generously sized shower and a custom-built bath positioned to capture tranquil rural views through surrounding windows.

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**TYPE:** For Sale

**INTERNET ID:** 35P1960

**SALE DETAILS**

**\$875,000**

**CONTACT DETAILS**

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

**James Todd**  
0448 590 634

The dedicated vanity nook further enhances the functionality and appeal of this private sanctuary.

The heart of the home is the expansive open-plan kitchen, dining and living area. A striking stepped roofline transitions from lower ceilings in the living zone to soaring pitched ceilings above the dining and entertaining areas, creating a wonderful sense of space and natural light.

Constructed with insulated cool-room ceiling panels, the design helps maintain year-round comfort by keeping the cool air in and the tropical heat out.

The well-appointed kitchen features:

- \*Electric oven
- \*Five-burner gas cooktop
- \*Rangehood
- \*Full tiled splashback
- \*Double sink
- \*Large fridge recess with water connection
- \*Extensive built-in cabinetry and storage
- \*Custom tiled splashback

Large bifold glass doors seamlessly connect the interior living spaces to the fully screened outdoor entertaining area. Complete with overhead fans and vermin-proof screening, this space is ideal for year-round entertaining while enjoying the peaceful rural surrounds.

Adding to the lifestyle appeal is an elevated sunset & stargazing deck, elevated approximately three metres above ground level, providing the perfect vantage point to enjoy Territory sunsets and dry season evenings with the surrounding landscape.

The home is fully tiled throughout and designed with pet owners in mind, incorporating pet doors that allow animals to move freely throughout the residence while remaining secure within the home.

Additional features of the main residence include:

- \*Internal laundry
- \*Steel frame construction
- \*Rendered blueboard internal walls, Colourbond exterior cladding
- \*Solar power system
- \*2 x Solar hot water systems
- \*Water filtration system
- \*Lockable undercover carport with Built-in garden shed and storage room

The fully fenced house yard incorporates ring-lock and chain mesh fencing, supported by a reliable bore @ 4L/S with bore water tank and approximately 20,000 litres of rainwater storage, and mains power connection. Fire protection with 2 fire hose reels located at either end of the main residence giving peace of mind if ever required.

"Baraka Cottage"

Providing additional accommodation, income potential or space for extended family, the property's second dwelling-known as "The Baraka Cottage"-is a well-appointed shed-style home with its own separate infrastructure.

Features include:

- \*One bedroom One bathroom Open-plan living, all built to code
- \*kitchen and dining area
- \*Tiled floors throughout
- \*Air conditioning and ceiling fans
- \*Gas cooktop and electric oven
- \*Louvered windows
- \*Large front deck
- \*Solar hot water system
- \*Separate septic system
- \*Roof insulation
- \*Two-bay concrete-floored parking / shed space
- \*Third lockable storage bay with Internal roller door access
- \*Baraka Cottage also has a fully fenced chain mesh yard.

Property Highlights

- \*5.79 hectares
- \*Corner allotment in a very quiet & safe neighbourhood
- \*Located within sought-after Stuart Estate
- \*Custom-built Solar Living Homes residence - Fully coded
- \*Two bedrooms, two bathrooms plus extensive officeLuxurious master suite \*with custom bath and rural views
- \*High ceilings and insulated cool-room ceiling construction
- \*Fully screened outdoor entertaining area
- \*Elevated sunset viewing deck
- \*Solar power and solar hot water
- \*Water filtration system

\* 4 L/S Bore with Bore water tank plus 2 (approximately) 20,000L rainwater tanks

\*Fully fenced house yard

\*Lockable carport, storage room and garden shed

\*Separate one-bedroom cottage

\*Additional shedding and storage

\*Separate septic systems servicing both dwellings

\*Ideal for multi-generational living, guest accommodation or income potential

This is a truly unique, high bio-diversity rural offering that combines modern sustainable living with quality improvements, privacy and flexibility, all within minutes of Katherine's amenities.

For further information or to arrange your private inspection, contact James Todd at Elders Real Estate Katherine. 0448 590 634

Other features: Area Views, Bush Retreat, Close to Schools, Close to Shops, Disabled Access, Roller Door Access

- Land Area 5.79 hectares
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 3
- Single garage
- Single carport
- Ensuite







