



21 Dowling Street, KATHERINE, NT 0850

A True Territory Icon on the Katherine River Reserve

Positioned directly alongside the stunning Katherine River reserve, this original Katherine-built residence is a rare opportunity to secure a home that seamlessly connects lifestyle, location, and Territory charm. With river paths at your doorstep, afternoon walks, weekend exercise routes, and direct access to the Katherine Hot Springs and the popular Pop Rocket CafÃ©, this address offers an unrivalled connection to nature and community.

A true Territory legend, the home showcases classic design elements enhanced by thoughtful modern upgrades. Screened verandahs, polished timber floors, and expansive bi-fold sliding glass doors open the interior to an impressive outdoor entertaining zone-perfectly suited to the Katherine climate and designed for year-round enjoyment.

The outdoor area is a standout feature: exceptionally private, beautifully presented, and overlooking the "wow-factor" in-ground pool.

The family-sized pebblecrete pool is salt-chlorinated and includes internal seating, a shade umbrella, and stylish glass-panel fencing.

TYPE: For Sale

INTERNET ID: 35P2085

SALE DETAILS

offers over \$500,000

CONTACT DETAILS

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

**Alison Ross
0417 847 950**

An impressive BBQ and outdoor kitchen are included in the sale, creating a space where evenings and weekends will naturally be spent.

Inside, the home offers:

Three generous bedrooms

Two modern bathrooms

Split-system air conditioning throughout

High rooflines with tasteful lighting and ceiling fans

The central lounge and dining area draw the outdoors in, while the stylish galley-style kitchen features electric cooking, range hood, dishwasher, pantry cupboard, and a sink overlooking garden views.

Set on an expansive 1,110 m² (quarter-acre) block-exceptional for this tightly held area-the property is fully fenced and thoughtfully landscaped.

Additional features include a large concrete driveway with off-street parking for up to four vehicles, good-sized lawn areas, tropical gardens with automatic irrigation, and a highly private setting.

The home has been exceptionally well maintained, with an upgraded roof and solar panels installed to help minimise electricity costs.

A rare family home in one of Katherine's most desirable lifestyle locations-ready to be yours in 2026.

Contact the exclusive selling agents:

Alison Ross # 0417 847 950

James Todd # 0448 590 634

Kyle Duncan # 0438 857 912

Other features: Openable Windows, Pool

- Land Area 1,110.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4





