



## 505 Milton Road, ADELAIDE RIVER, NT 0846

Versatile 98.6 Ha property with natural waterway and boundary fenced. Ready to make your weekend or start your livestock enterprise.

**98.61 hectares, 243.67 acres**

505 Milton Road, Adelaide River

Versatile 98.6 Ha property.

Set amid the picturesque landscapes of the Top End, this 98.6 hectare (approx. 243 acre) holding offers an enticing blend of privacy, productivity and convenience.

The property is located just 20 km from Adelaide River township, 30 km from Batchelor and approximately 124 km from Darwin's CBD, making it an easy drive from the city while feeling miles away.

Power is located at the front of the property ready for connection, or you can be totally independent and install solar panels and batteries, as seen at near by homes in the neighbourhood.

**TYPE:** For Sale

**INTERNET ID:** 35P2141

### CONTACT DETAILS

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

**James Todd**  
0448 590 634

The property is fully boundary fenced and stock proof, with wide firebreaks in place and well maintained. It complies with the new council laws of graded gamba and fire breaks.

The land itself presents a crossâ##section of topography and soil types-gently sloping with tall standing timber indicating deep rich soil types.

The natural wet season waterway presents possibilities for grazing, horticulture or simply enjoying a rural retreat.

With no structural improvements, the property presents a blank canvas to create your dream rural escape. Whether you envision a secluded home base amongst the gum trees, a productive hobby farm or a weekend getaway, this property's combination of generous acreage, water, varied landscapes and proximity to townships makes it a compelling opportunity.

The far end boundary borders on to the famous Litchfield National Park.

There is a Bore located centrally on the property however has not been in use for a number of years. The bore yielded 6.5 L/S on completion when drilled.

Contact James or Alison to arrange an inspection and explore the potential first-hand.

- Land Area 98.61 hectares







