



## 390 Edith Farms Road, KATHERINE, NT 0850

390 Edith Farms Road, Edith Farms | 36.96ha (approx. 91 acres)

Rural Living & Future Development Potential

The property is ready to move into, featuring a 2-bedroom ATCO accommodation unit with kitchen and bathroom, all neatly established beneath a substantial 12m x 22m shed providing generous workspace, storage and vehicle parking.

A feature is the solar-powered bore system, supplying stock and domestic use. Water is pumped to a storage tank at the home site, where a pressure pump supplies the house. The overflow is cleverly utilised, feeding a fish pond, vegetable gardens and the chook pen, ensuring maximum use of water with minimal waste - an exceptional setup for sustainable rural living.

Property features include:

- 36.96ha rural holding in the sought-after Edith Farms area

- 2-bedroom ATCO with kitchen and bathroom

**TYPE:** For Sale

**INTERNET ID:** 35P2205

**SALE DETAILS**

**\$420,000**

**CONTACT DETAILS**

**Elders Real Estate**  
**Katherine**  
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Katherine, NT  
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- Plumbing and power connected via Kubota diesel gen-set
- Large 12m x 22m shed over the established home site
- Solar bore (approx. 1.5L/sec) with storage tank & pressure system
- Overflow supplying fish pond, veggie patch and chook pen
- Established gardens
- Childrens sand-pit and play pen partially shaded
- Fully boundary fenced
- Quality gravel driveway with year-round access
- Partially completed high-standing shed frame
- Potential completed size approx. 16m x 16m with 5m+ high opening, suitable for a range of industrial or commercial uses (STCA)

This is a rare opportunity to secure a well-thought-out rural property in a highly desirable location.

- Land Area 36.96 hectares
- Bedrooms: 2
- Bathrooms: 1
- 6 car carport





