



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

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 35P2205

SALE DETAILS

\$420,000

CONTACT DETAILS

**Elders Real Estate
Katherine**

2/17 First St
Katherine, NT
08 8972 3692

James Todd
0448 590 634

- 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





