



## 115 Ivanoff Road, KATHERINE, NT 0850

A One-of-a-Kind Rural Lifestyle Retreat - move in for the New Year!

This stunning rural lifestyle property is truly one of its kind. Custom designed and built, the home offers far more than meets the eye - the photos will speak for themselves.

Constructed with durable concrete form work, the residence features soaring ceilings, a central breezeway, and thoughtful design elements that embrace the relaxed rural lifestyle. The country-style kitchen includes a large 900mm gas cooker, generous bench space and excellent storage. An expansive open-plan lounge and dining area captures serene views over the established gardens.

Polished concrete floors flow throughout the home, complemented by split-system air-conditioning in every room. The master suite features a private ensuite and walk-in robe, while the additional bedrooms each enjoy direct access to the breezeway. A dedicated home office adds practicality for modern living.

A separate self-contained one-bedroom cottage sits adjacent to the main home-ideal for guests, extended family, or rental income opportunities.

The property also includes an impressive 18m x 12m shed / workshop, complete with

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**TYPE:** For Sale

**INTERNET ID:** 35P2211

**SALE DETAILS**

**\$1.2m**

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**

2/17 First St  
Katherine, NT  
08 8972 3692

**Alison Ross**  
0417 847 950

concrete flooring, 3-phase power and high-clearance access suitable for trucks, trailers and machinery. The elevated homesite is serviced by a well-formed gravel driveway.

Set on 8.2 hectares, the land is well fenced and suited for livestock. A reliable stock and domestic bore, rainwater tanks and an automatic garden irrigation system ensure the property is functional year-round.

Zoned Rural, and ready to welcome its new owners in early 2026.

#### Key Highlights

- Custom-built rural home with concrete form construction
- Central breezeway and high ceilings designed for tropical living
- Country-style kitchen with 900mm gas cooker
- Polished concrete floors & air-conditioning throughout
- Master suite with ensuite and walk-in robe
- Self-contained 1-bedroom cottage for guests or extended family
- Massive 18m x 12m powered workshop with high-clearance access
- 8.2ha fully fenced and suitable for livestock
- Equipped with bore water, rainwater tanks & automated irrigation
- Elevated homesite with formed gravel driveway
- Ready to move in early 2026

#### Contact:

Alison Ross â## 0417 847 950

James Todd â## 0448 590 634

Other features: 3 Phase Power, Bush Retreat, High Clearance

- Land Area 8.2 hectares
- Bedrooms: 4
- Bathrooms: 3
- 10 car garage





