



## 965 Strickland Road, ADELAIDE RIVER, NT 0846

YOUR RURAL LIFESTYLE of CHOICE

**227.60 hectares, 562.40 acres**

Privately set among the rolling hills of the Adelaide River region.

This tropical living home is set on 560 acres of valleys and ridges to create an ideal top end lifestyle property.

Income is generated through hay production, cattle and sheep grazing.

The tropical designed home has been constructed with the rural oasis in mind. Huge open decked outdoor living overlooking the in-ground pool, lawns and low maintenance gardens. Out-door kitchen and extended breezeway to the main living creates a great outdoors-in feel.

A fully equipped kitchen to compliment the outdoor living. Stainless steel gas cook top, electric under-bench oven, range-hood and dishwasher. Plenty of storage and large bench-tops for any occasion.

**TYPE:** For Sale

**INTERNET ID:** 35P2230

**SALE DETAILS**

**\$2.5m**

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**

2/17 First St  
Katherine, NT  
08 8972 3692

**Alison Ross**  
0417 847 950

There is a large formal lounge and dining with sweeping views over the gardens and surrounding stock paddocks. All rooms are air conditioned with split systems. 3 bedrooms in total with an office accessed from the outdoor living. Plenty of in-door storage and large laundry; spacious bathroom.

10 established paddocks with a laneway for ease of movement of stock throughout the property. 85ha cleared and planted to pastures - Humidicola and Parra Grass. Round bales cut for livestock. Additional small squares sold as mulch hay (Kerosine grass). Growing market opportunities in the rural and Darwin area.

Domestic bore supplying the house, yard and troughs for livestock. 3-phase bore pump, supplying 130,000L elevated tanks, then gravity fed throughout the property. Auto watering system to the gardens with pressure switch to tanks.

Coolroom - located in the carport area of the main house, connected to mains power.

Staff / Second accommodation. 12m x 12m shelter over 4-room accommodation, deck, separate bathroom. Air conditioned, mains power connected.

Shed - 24m x 8m all steel, concrete floor, 2 containers for lock up storage.

Cattle Yard - adjacent to the home, or all-steel construction. Includes vet crush, head bail, scales and loading ramp.

Dog kennels - next to the main shed, water, shelter, individual pens.

Boundary to Stapleton Creek, all fenced and fire-broke. All other fencing in excellent order - Ringlock with plain and barb top wires. Some electric fencing to areas (6 plain). The owner has been running approximately 150 sheep and 80 cows and bulls all year.

10km of all-weather, formed gravel road to Stuart Hwy.

Mobile phone service 4G - cellfi system in place to boost reception

Satellite Dish for Television

Landline available

Rainfall Average: 1500mm per annum. 2019/2020 wet 1090mm

Approximately 15km to Adelaide River township,

40km to Batchelor township,

80km to Noonamah,

90km to Coolalinga,

120km to Port of Darwin,

220km to Katherine

- Land Area 227.6 hectares

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.

- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

Bedrooms	4
Bathrooms	2















