



335 Sullivan Road, KATHERINE, NT 0850

Productive Rural Holding with Infrastructure, North of Katherine and flood free – 161.6ha Freehold.

161.60 hectares, 399.31 acres

Situated at 335 Sullivan Road, Katherine NT, this well-established rural property offers a practical and versatile opportunity for grazing, lifestyle or further development.

Comprising 161.6 hectares, the property is fully fenced and well suited to livestock, with a seasonal creek and small lagoon system running through the centre of the property, providing natural water and enhancing grazing potential.

Improvements include a comfortable two-bedroom donga-style accommodation, ideal for owner-occupiers or staff, along with a large shed incorporating vehicle and machinery storage plus a workshop area.

Fully boundary fenced with 4 internal paddocks.

The property is well equipped for rural operations, featuring cattle yards capable of holding 150 - 200 head, dog kennels, generator shed and full road train access, making

TYPE: For Sale

INTERNET ID: 35P2267

SALE DETAILS

\$625,000

CONTACT DETAILS

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Katherine**

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livestock handling and transport efficient and straightforward.

Water security is a key feature, with a bore yielding approximately 4 litres per second, supporting stock and domestic use.

Power can be supplied via a solar system with panels installed on roof (currently inverter under repair) with supporting generator, ensuring reliable off-grid living and operation.

This is a functional and well-rounded rural holding offering a combination of infrastructure, water and accessibility in a convenient North Katherine location.

Key Features:

- 161.6 hectares of freehold land
- Fully fenced property with internal fencing
- Seasonal creek running through the property
- Bore yielding approx. 4 L/sec
- Comfortable two-bedroom donga accommodation
- Large shed with machinery storage and workshop area
- Cattle yards and dog kennels
- Solar power system with generator backup
- Road train access for ease of livestock movement

Contact James Todd of Elders Real Estate - 0448 590 634

- Land Area 161.6 hectares





