



## 695 Gorge Road, KATHERINE, NT 0850

Pandanus Farms – Exclusive Riverfront Rural Estate on 49.53ha

**49.53 hectares, 122.39 acres**

A truly rare offering in the Katherine region, Pandanus Farms is an exceptional rural holding combining executive-style living, established horticultural income, and a spectacular Katherine River setting.

Set on 49.53 hectares of freehold land, this stunning property enjoys a premium position on the banks of the Katherine River, complete with private access to the river reserve and outstanding frontage ideal for relaxed, private rural living.

Importantly, the residence is positioned high and secure - not impacted by the 1998 flood, nor any flooding events since.

Located less than 10 minutes to Katherine township with all bitumen road access, this is rural convenience at its finest.

The Residence â## Executive Rammed Earth & Steel Construction

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:** 35P2282

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**

2/17 First St  
Katherine, NT  
08 8972 3692

**Alison Ross**  
0417 847 950

Custom designed and built to an exceptionally high standard, the home showcases timeless materials and craftsmanship including rammed earth walls, steel framing, and feature timber ceilings throughout.

With spacious proportions and a thoughtful layout, the home offers multiple living zones and an executive feel rarely found in the Katherine market.

#### Home Features Include:

- Executive master suite with walk-through robes and spacious ensuite
- Three additional oversized bedrooms (separate wing of the home)
- Two living areas plus a formal dining room
- Separate office with excellent access near the front entry - ideal for business or work-from-home
- Formal lounge room featuring a built-in bar with sink and storage
- One of Katherine's very few homes with a built-in fireplace
- Beautiful parquet flooring - stylish, durable, and low-maintenance
- Expansive family bathroom with bathtub and garden outlook
- Country-Style Kitchen (Built for Entertaining)
- A true highlight of the home, the kitchen is generous in scale and designed for both family use and entertaining:
  - Abundant bench space and breakfast bar
  - Extensive drawers and cupboard storage
  - 900mm wide cooking appliances
  - Walk-in pantry room
  - Additional external-access storage room nearby

#### Outdoor Living & Presentation

- Wrapped by a full-sized bullnose verandah, the home is surrounded by manicured lawns, tropical gardens, and a tranquil rural outlook.

#### Additional improvements include:

- Circular bitumen driveway
- Electronic entry gate
- Large drive-through carport accommodating up to four vehicles
- Additional storeroom close to the home for practical day-to-day use
- The gardens are beautifully established and maintained, complete with automatic watering systems and impressive tropical landscaping.

#### The Land - Horses, Orchard & River Lifestyle

The property is well set up for rural pursuits, offering multiple paddocks suitable for horses and lifestyle grazing.

A standout feature is the established mango orchard, providing an excellent income-producing component.

#### Established Mango Orchard

- Approximately 3,000 mature mango trees
- Mixed varieties including Honey Gold and KP
- Well managed and in good order for the 2026 crop and beyond
- Management advice available for incoming buyers

#### Water Security

- Surface Water Extraction Licence: 140ML per annum
- 19hp electrical submersible pump supplying orchard irrigation

#### Infrastructure & Added Accommodation

- Machinery storage shed (approx. xx m<sup>2</sup>) plus additional shelters
- 2-bedroom self-contained demountable (ideal for workers or extended family)
- Rental estimate approx. \$350 per week
- 3-phase power
- Rainwater storage and plumbed water systems
- Garbage collection and school bus route servicing the property

#### A Rare Katherine River Opportunity

Pandanus Farms offers a rare combination of:

â## Executive-quality rural residence

â## Income-producing orchard

â## Secure water licence and infrastructure

â## Direct river reserve access

â## Premium location only minutes to town

This is a lifestyle property of true substance - perfectly suited to executives, families, horticultural investors, or anyone seeking a prestigious rural holding in one of Katherine's most tightly held areas.

- Land Area 49.53 hectares
- Bedrooms: 6
- Bathrooms: 3

## HOMESTEAD

Bedrooms	6
Bathrooms	3















