



## 230 Elizabeth Valley Road, NOONAMAH, NT 0837

Rare Noonamah Opportunity – 8.8ha with River Frontage & Expansive Living

230 Elizabeth Valley Road, Noonamah

8.8 Ha | Riverfront Living | Expansive Family Home

Set on approximately 8.8 hectares, this rare and versatile rural holding offers space, privacy and direct access to the beautiful Elizabeth River, all within easy reach of Darwin and Humpty Doo.

Featuring a ginormous 297m<sup>2</sup> high-set family home, the property is complemented by outstanding outdoor entertaining, quality shedding, a pool and tranquil tropical garden surrounds - delivering the perfect balance of lifestyle and practicality.

Upstairs, the home offers generous proportions throughout, with a large open family kitchen flowing through to a formal dining area where you can enjoy elevated views across your private gardens while capturing the cool evening breeze. A separate formal lounge adds further living space, while the home includes four bedrooms and two bathrooms, all fully air-conditioned with ample storage.

**TYPE:** For Sale

**INTERNET ID:** 35P2303

**SALE DETAILS**

**\$1,250,000**

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**

2/17 First St  
Katherine, NT  
08 8972 3692

**James Todd**  
0448 590 634

A private deck off the kitchen provides the ideal setting for a quiet morning coffee or a relaxed evening unwind with a glass of wine, overlooking the property and pets.

Downstairs adds incredible flexibility, both inside and out. A huge multi-purpose indoor area can be tailored to suit your needs - whether as a home office, gym, teenager's retreat or business space. Fully tiled and air-conditioned, this space also includes its own bathroom facilities and is ready to make your own.

Stepping outside, the property truly showcases its Territory lifestyle appeal. The expansive undercover entertaining area features a built-in kitchenette and BBQ, entertainment wall with flat-screen TV for the footy or cricket, and an abundance of space for lounges and seating. Surrounded by lush tropical gardens, the area also includes a sparkling pool, anti-slip concrete flooring complete with overhead fans - the ultimate setup for entertaining.

Completing the package is excellent infrastructure, including a three-bay concrete-floored awning and a two-bay lockable shed - perfect for all the toys. Home and family upstairs, entertaining downstairs, and when things get lively - head to the shed.

Originally relocated to the property in the 1980s (post-Cyclone Tracy), the home has been exceptionally well maintained and is now ready for its next chapter.

Set along the banks of the Elizabeth River, this property offers a unique opportunity to enjoy your own piece of Territory paradise - ideal for recreation, relaxation and embracing the outdoor lifestyle.

Properties of this size, location and versatility are increasingly rare.

#### Property Highlights:

- 8.8 hectares with Elizabeth River frontage
- 297m<sup>2</sup> high-set family home
- Well-maintained home, relocated in the 1980s (post-Tracy)
- Four bedrooms and two bathrooms upstairs
- Spacious open-plan kitchen, formal dining and separate lounge
- Private deck off the kitchen
- Fully air-conditioned throughout

#### Downstairs Features:

- Large multi-purpose space (ideal for office, gym or retreat)
- Bathroom facilities
- Tiled, air-conditioned and ready to use
- Outdoor & Infrastructure:
- Expansive undercover entertaining area

- Built-in BBQ and kitchenette
- Entertainment wall (TV setup)
- Swimming pool
- Anti-slip concrete flooring and overhead fans
- Lush, established tropical gardens
- 22-panel solar system
- Three-bay shed + two-bay lockable shed

Location:

- Direct access to the Elizabeth River
- Easy access to Stuart Highway
- Convenient to Humpty Doo via Redcliffe Road

For more information or to arrange your exclusive inspection, contact James Todd or Alison Ross at Elders Real Estate.

Other features: Close to Schools, Close to Shops, High Clearance, Pool, River Views

- Land Area 8.8 hectares
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 5





