

**100 Lansdowne Road, Katherine, NT 0850**

**Lifestyle For Sale**

Saturday, 12 August 2023

100 Lansdowne Road, Katherine, NT 0850

**Bedrooms: 20**

**Bathrooms: 10**

**Parkings: 20**

**Area: 7400 m2**

**Type: Lifestyle**



Toni Coutts

## Offers Over \$1,500,000

All offers considered. This unique property located on 79 acres just 15 minutes from town features a lovely four-bedroom two-bathroom brick home, five Bali Huts and hostel accommodation for up to 100 people and is listed to sell at a WALK IN, WALK OUT basis.

**RESIDENCE**The main residence features four bedrooms and two bathrooms. Tiled floors with split system air conditioning throughout. There is a modern kitchen and the fourth bedroom, has separate access and is large enough for an office or small home business.

**BALI HUTS**There are 5 Balinese style cabins, fully self-contained with split system air conditioning. One cabin with disabled access. All cabins come with king sized beds, partly furnished with basic shower and toilet and kitchen attached. These are ready to go as an Airbnb or individual rentals.

**HOSTEL**The property features Hostel type accommodation for seasonal workers and/or backpackers or local rentals. It has 8 bedrooms, 4 toilets and 2 showers (male and female). Laundry, kitchen and mezzanine floors. Two x coin operated washing machines and 2 x coin operated dryers recently purchased. Bunk beds and mattresses for up to 80 people. All bedrooms are airconditioned. There is an additional newly built dwelling classed as a house (attached to the Hostel), with two 6m x 6m bedrooms, spacious lounge, dining and kitchen. Three bathrooms (1x disabled). The property also features: 2 x 240,000 litre rainwater tanks. Bore - 76m deep, water level is at 12m. 3 phase power - 30kw solar power. 35 lineal metre saltwater swimming pool. Ride on mower. Lots of wooden furniture. No PFAS. This property Zoned Agriculture has huge potential for the person with the vision to take it to the next level. Only a small portion of the property is developed so there is potential for some agriculture activity or a tourist resort/caravan park. Can also be subdivided. With the growing demand for workers accommodation due to the building boom in the local region this property is ready to go. Words are not enough to explain the options available on this property. An in inspection is essential.