

165 Horsnell Road, Noonamah, NT 0837



Horticulture For Sale

Thursday, 22 February 2024

165 Horsnell Road, Noonamah, NT 0837

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 8 m2

Type: Horticulture



Alison Ross

\$725,000

Looking for the perfect agricultural haven in Darwin's rural expanse? Look no further than this unique property nestled just 5 minutes away from the Stuart Highway at Noonamah. Boasting a prime location and a host of features, this crop-ready agricultural block presents an opportunity for farmers and lifestyle buyers alike. **Property Highlights:**

- Size:** Sprawling across 8 hectares (20 acres), with the majority already cleared and ready for cultivation.
- Water Resources:** Benefit from a substantial 110ML/pa Ground Water Extraction License. Recently equipped with a new Grundfos pump, yielding an impressive 5 litres per second.
- Ideal for Cultivation:** The land has a history of successful horticultural ventures and is primed for planting in 2024. It is also suited to any livestock fodder production.
- Drainage:** Gradual sloping across the block, ensuring efficient drainage during the wet season.
- Irrigation:** Mains irrigation lines servicing 15 blocks, each spanning 1 acre.
- Accessibility:** Newly sealed Horsnell Rd provides seamless access for heavy vehicles, connecting to key roads including Elizabeth Valley Road, Redcliffe Rd and the Stuart Highway.
- Security:** Fully fenced with a 6ft chain mesh boundary and a substantial sliding gate entrance. Dual access in place with 2 lockable gate entrances from Horsnell Rd and Lambert Place.
- Utilities:** Mains 3-phase power connected, along with reliable mobile phone coverage.
- Infrastructure:** Ample infrastructure including 3 coolrooms with a 14 pallet capacity, a spacious shed suitable for packaging produce, workshop, and machinery storage. 2* shipping containers included for secure storage. On-site air-conditioned accommodation with bathroom and kitchen facilities.
- Convenience:** Just a short 10-minute drive to Humpty Doo schools, shops, and supplies.

Whether you're a seasoned farmer seeking a new venture or a lifestyle buyer dreaming of serene rural living, this property caters to diverse aspirations. Don't miss out on this exceptional opportunity. Zoned: RURAL Contact Alison Ross on 0417847950 to arrange an exclusive inspection and make this farming dream a reality.