

**3620 Oolloo Road, Douglas-Daly, NT 0822**

**Sold Lifestyle**

Monday, 14 August 2023

3620 Oolloo Road, Douglas-Daly, NT 0822

Area: 36 m2

Type: Lifestyle



James Todd

**\$340,000**

Prime Douglas-Daly Lifestyle acreage (36 Hectares or 89 Acres) located between the Douglas Tourist Park and Douglas Daly Community Hall, backing onto the pristine year-round flowing waters of the Douglas River. Infrastructure includes a 4 bay high standing machinery shed, high stand tank and ground tank supplied by a windmill. Also, a second unequipped bore with dismantled high stand steel tank frame (very good construction) located at bore head. All the hard work has been done with the property being subdivided into 3 main paddocks which are semi cleared with a good stand of dry feed and could be easily upgraded into improved pastures for feeding or Hay production. All paddocks equipped with water troughs, strong 4'x2' welded pipe end-assemblies, 4 barb fencing and gateways in appropriate places for easy management. Some fruit trees have been planted along with a fenced off vegetable patch and very well constructed pig pen complete with roof and overhead water tank. For further infrastructure development is an unfinished 4 bay high standing barn style shed. The property is for sale on a walk-in walk-out basis with some non-running 40 series Land Cruisers, a Massey Ferguson 168 tractor & slasher (running) and non-running big Kawasaki front-end loader (model not known), also an assortment of sundry tools, fencing equipment and general farm spares. There is also approximately 1 bull, 6 cows and 4 calves Brahman/Brahman cross on offer with the property. This is a well-developed lifestyle acreage block located in a very good area of the Northern Territory with a huge amount of industry opportunity moving forward in the local region. A small investment with a big future.