

**430 Napier Road, Katherine, NT 0850**



**Mixed Farming For Sale**

Thursday, 30 May 2024

430 Napier Road, Katherine, NT 0850

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 67 m2**

**Type: Mixed Farming**



No Agent Property NT  
1300594794

**\$1,100,000**

Phone enquiries - please quote property ID 34009. Discover the perfect blend of business potential and serene country living at this expansive 67-hectare (165-acre) property, located just 25 minutes from Katherine, NT. Situated on a bitumen road and set well off a no-through road, this property offers privacy and peace, ideal for farming, equestrian lovers, home business or a relaxed lifestyle. Property Features:- Spacious Land: 67 hectares (165 acres) providing ample opportunities for various uses.- Fenced House Yard: Ensures safety for pets and includes an established, irrigated garden with a variety of tropical fruit trees. Comfortable Family Home:- Three-Bedroom House: Recently renovated and slightly elevated, featuring a kitchen, lounge, and dining area, separate bathroom, and toilet.- Climate Control: Equipped with split system air conditioners and ceiling fans throughout.- Outdoor Living: Huge veranda perfect for entertaining or enjoying the serenity, along with an above-ground pool for relaxation.- Parking: Undercover parking for two vehicles. Additional Features:- Equestrian Facilities: Includes three stables with mains power, yards, lighting, and industrial fans, as well as a well-lit round yard.- Transportable Shed: AUSCO transportable currently used as a tack/feed shed.- Cattle Facilities: Professionally built cattle yards, crush, and loading ramp, with a small herd of Droughtmaster and Brahman cross cattle available for negotiation.- Large Shed: 24m x 9m shed with concrete flooring, a 6kW solar system feeding into the grid, and 3-phase power connected to both the shed and house.- Water Supply: Average rainfall of 800mm (2019-2023 data), with two tanks for rainwater collection or bore filling. Equipped with a submersible pump and poly tanks for gravity-feeding stock troughs and the house.- Paddocks: Four paddocks, one of which is used for hay production, generating additional income. Additional Amenities:- School Bus Service: Available from the front gate, servicing all schools within Katherine. This exceptional property offers the perfect opportunity to establish a home business while enjoying the tranquillity and space of rural living. Don't miss out on making this unique and versatile property your own.DISCLAIMER While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.