

**470 Acacia Gap Road, Manton, NT 0837**



**Sold Mixed Farming**

Monday, 14 August 2023

470 Acacia Gap Road, Manton, NT 0837

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 129 m2**

**Type: Mixed Farming**



Victor Harris  
0412154121



Seth Chin

## Contact agent

This offering comprises a whole section being approximately 320 acres which is generally flat and lighty to moderately vegetated throughout with an estimated 30% of the site being densely vegetated by "monsoon forest" to the rear southern portion of the site, in addition to a small natural perennial lake / waterbed. The property is rectangular in shape and has a frontage of approximately 805 metres and depth of 1,609 metres. The Adelaide River is approximately 5 kilometre crow-flight to the east. The property previous had a Development Permit (DP13/0525) dated 24 July 2013 (lapsed July 2015) permitting the clearing of native vegetation of approximately 37.2 hectares, including 29 hectares which is to be selectively cleared of Ironwoods and Cycads. The property is fully fenced and is improved with a coded shed of approximately 80sqm and 2 x demountable dwellings acting as the caretaker residence. The property has an operational bore to the north-west corner toward Acacia Gap Road. North and southbound access onto the Stuart Highway is directly off Acacia Gap Road. The Port of Darwin is approximately 60km north-west from the subject property, being approximately 40-minute commute. The property is zoned 'Rural' under the Northern Territory Planning Scheme. For more information or to organise an inspection, please contact Victor Harris on 0412 154 121 or Seth Chin on 0411 178 888.