

4968 Point Stuart Road, Point Stuart, NT, 0822



Acreage Semi-rural For Sale

Saturday, 14 September 2024

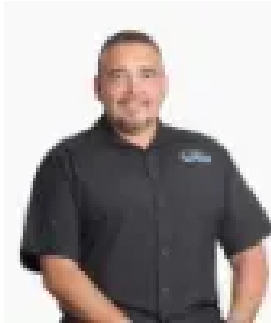
4968 Point Stuart Road, Point Stuart, NT, 0822

Bedrooms: 30

Bathrooms: 20

Parkings: 15

Type: Acreage Semi-rural



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POINT STUART WILDERNESS LODGE

A once in a lifetime opportunity presents itself to secure the famous Point Stuart Wilderness Lodge.

Located on the fringes of Kakadu National Park in the Heart of the Mary River wetlands, this gorgeous 277-acre freehold estate is situated approximately 180kms from Darwin City and 36 kms from the Arnhem Highway bordering the Mary River National park.

The Point Stuart Wilderness Lodge has been privately owned and operated since 2002 and has been extensively developed over this time to what it is today, a popular tourist destination for the avid Fisherman, and Bird and Wildlife enthusiasts.

This gorgeous property has become one of the region's most quintessential outback tourism destinations.

The owners have dedicated their time and profits to create an experience to satisfy all types of visitors to Australia's 'Top End' as well as accommodating locals alike.

The Lodge has substantial and well-maintained facilities with significant capital investment and upgrades in recent years.

The 25-room accommodation is a variety of stylish air-conditioned rooms most with private ensuites, fridges, linen and tea and coffee facilities, to Safari style eco tents with premium private camp kitchen.

A shady caravan and camping ground with a number of powered sites and fully equipped camp kitchens are also available.

The Lodge Saloon Bar & Bistro has that Aussie outback atmosphere. It has historical features as well as some modern touches. The Bistro can seat 57 guests which is open for breakfast and dinner and offers private lunch sittings. Quality meals are served with prime meats and local produce.

This freehold land is fully fenced and has a combination of cleared paddocks, natural woodlands, and a large billabong. It has unique opportunities to view Water Buffalo and other wildlife up close. And there is a stunning pond with water feature upon entry to the park loaded with Barramundi.

Water supply to the Estate is sourced via the 'Jimmy Creek' spring. It is one of the only substantial perennial springs in the area with flows up to 300 ltrs per sec sourced from the 'Koolpingah Dolostone Aquifer'. It is a substantial resource to the Lodge and supports the large area of monsoonal vine forest which is home to various wildlife.

The company has had Parks & Wildlife concessions and private contracts with other land owners for many years, and this has allowed tour companies and other guests a stable and reliable platform to operate and enjoy.

The Lodge owns a fleet of vessels of different builds that are strategically located within 30kms of the Lodge in different locations which allows for guests to easily and conveniently access different areas of the Mary River.

A number of vehicles are also on hand for daily operations. An airstrip close by and helipad on site are available for chartered aircraft to visit the Lodge.

Only 7kms of well-maintained gravel road is required to access the Lodge, which makes it easily accessible year round for buses/coaches and 2wd's.

The Mary River Wetlands Cruise is owned by Point Stuart Wilderness Lodge and operates from the 'Rockhole' - Mary River National Park. These vessels have been cruising the wetlands for 25 years, & these tours are a draw card for visitors

to the region.

A 24-seat vessel is available for daily tours and private charters.

The Lodge also owns 2 Fishing Tour Operator Licenses to operate along the Top Ends coastline and river systems.

Shady Camp is one of the most popular Barramundi fishing destinations in Australia, and the Lodge has been able to capitalize on the fact that it is the closest accommodation and tour operator to Shady Camps newly built boat ramp.

Specialized safari clients, self-drivers with own vessels, and land based fishers all utilize Point Stuart Wilderness Lodge to access Shady Camp and surrounds world class fishing.

Point Stuart Wilderness Lodge is halfway between Darwin and Jabiru, a short distance from Kakadu National Park, making it a perfect destination for travelers to visit as part of a combined Kakadu holiday.

The most recent capital improvements include various re-roofing and verandas, refurbish massive in ground swimming pool, Jumping pillow with shade structure, a large Barramundi feeding pond & information area, and upgrades to Safari 'Glamping' Tents and kitchens.

There is a comfortable 3-bedroom home on site where the owners reside, as well as private staff accommodation and communal living areas.

A massive shed and enclosed yard discreetly houses the vehicles as well as the plant and equipment needed for the daily operations.

Historically this parcel of land formed part of "Point Stuart station" a Buffalo pastoral lease and processing plant.

With so much to offer and opportunity for expansion, now is the time to make the move to Point Stuart Wilderness Lodge

Licenses, Permits and Certificates

Liquor License # 80216120 (Private Hotel)

NT Parks and Wildlife By-Law 13 Permit allowing the carry-on of trade or commerce within the Mary River National Park

NT Parks & Wildlife Operational Agreement pursuant to By-law 13 Permit for Guided Boat Tours within the Mary River National Park

Certificate of Registration of Commercial Visitors Accommodation (CVA)

Certificate of Registration as a Food Business

Fishing Tour Operators License x 2

Fish Retailer License

Certificate of Registration of a Business Name x 3

Certificate of Operation - Marine Safety - Hire and Drive and Charter

Certificate of Survey for Marine Vessels

Certificate of Membership - Tourism Top End

Registration on ATDW (Australian Tourism Data Warehouse)

Certificates of Registration for 2 Toyota 4x4 vehicles

Registration cattle operation/brand