

**6994 Stuart Highway, Katherine, NT, 0850**



**Rural For Sale**

Sunday, 25 August 2024

6994 Stuart Highway, Katherine, NT, 0850

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: Rural**



Alison Ross

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## **TOP VALUE RURAL Gem - 2 homes, sheds, stables and more..**

This family home is set on 20 acres and provides enough privacy to seem like you are on 200 acres. The established gardens provide a great shade canopy for the tropical climate, as well as garden beds for privacy.

There have been recent improvements to this well-constructed home that there is no work to be done. Block construction and freshly painted. There are 3 huge bedrooms, along with spacious bathroom with shower and bath, and a separate W/C.

The kitchen is well equipped with feature polished stone benchtops and timber cabinetry, island bench, upgraded gas cooking and plenty of storage and bench space. A dishwasher is included in sale.

Flowing from the kitchen area is a formal dining and onto separate lounge. This open living area features a corner bar, and double sliding doors to the outdoors.

Designed for the tropical living, there are ceramic floor tiles throughout, split system air conditioners, verandahs to all sides that extend to a great outdoor living area. An enclosed store room extends off the verandah that could easily be converted to a spare room.

Excellent sheds. Main shed approximately 13m x 13m, concrete floor, 3-phase power, coolroom and lock up facilities included. Free standing carport / shelter - approximately 16m x 9m. Concrete floors.

Second accommodation - private setting, fenced yard with low maintenance lawns and gardens. Block construction, self contained, air conditioned, outdoor patio. Perfect for larger and extended families.

The equipped bore supplies the entire tropical gardens on a fully automated system. Perfect for busy lifestyles. This has been extended into some of the surrounding paddocks for pastures.

Stables have been built below the home under some great shady trees. There are 6 main paddocks, all connected with a boundary lane-way, along with smaller paddocks surrounding the home. All paddocks are watered and set up to evenly graze the improved pastures of Jarrah, Buffel, Secca, Verano and more. The owner has maintained fertilising of these paddocks in order to run a small herd of livestock. There are 2 dams on the property for stock use and hold the majority of the year.

An additional dog kennel / pig pen or smaller animal pens are located behind the shed under plenty of shade - all included in sale.

This property is set up and ready to move into with your family, livestock and pets.

The school bus collects at the front driveway, there is excellent off-highway access for any larger vehicles and the property is well above flood levels.

Zoned Rural. Total area 8ha (19.76ha)

Just 20km to Katherine centre and approximately 2.5 hours to Darwin.

Well priced to meet the market, this rural oasis is not to be missed.

Over 7% gross return - better than any bank can offer!

House: \$650p/wk, February 2022

Cottage: \$370p/wk, March 2022