

745 Edith Farms Road, Edith, NT, 0852



Rural For Sale

Sunday, 25 August 2024

745 Edith Farms Road, Edith, NT, 0852

Type: Rural



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## **GRANITE CREEK - Edith location - Freehold Land - Great Value**

### Spacious Rural Property in Edith River Region with Endless Potential

Discover a remarkable opportunity to own a substantial piece of land in the picturesque Edith River region. This expansive mixed farming enterprise covers an impressive 3437 hectares (8492 acres) on a single freehold title. Previously utilized for both breeding and agistment, the property now awaits its next venture in the upcoming 2024 season.

Situated amidst the undulating landscape of Edith River, Granite Creek is one of the largest available properties in the area, making it an attractive investment. Over the past five years, the region has witnessed the subdivision of rural living blocks, providing an excellent opportunity for a lifestyle change within a commutable distance to Katherine.

Granite Creek's strategic location offers the convenience of proximity to Katherine while providing the scale required for a small grazing operation. The property is well-connected to live export markets via the Port of Darwin, ensuring a consistent supply of protein to meet the demands of Southeast Asian countries.

Beyond its agricultural potential, Granite Creek boasts unique tourism prospects, with Edith Falls just a short 15-minute drive away. This natural wonder adds to the charm and appeal of the property.

#### Key Features:

**Size:** 3437 hectares of freehold land with all-weather road train access.

**Frontage:** Boasting a 1.3-kilometre frontage to Edith Farms Rd and approximately 5.5 kilometre of frontage to Beasley Rd.

**Dwelling:** An older dwelling is situated just off Edith Farms Rd, offering a blank canvas. Please note that there is no existing power source.

**Water Source:** A reliable homestead bore with a diesel mono pump ensures access to water for various needs.

**Infrastructure:** Convenient hardstand area for machinery turnaround or livestock yards just off Edith Farms Rd, with all-weather access. The property is fenced with 4-barb fencing along with most firebreaks already in place.

**Natural Beauty:** The permanent upper reaches of Bondi Creek meander through the property, sourced by natural springs, enhancing the property's allure.

**Development Potential:** The property offers subdivision potential, with Sunrise Estates already established in the area.

**Location:** Approximately 30 minutes from Katherine Town Centre and a mere 15-minute drive to the beloved Edith Falls National Park and Reserve.

Don't miss this extraordinary opportunity to own a piece of the Edith River region's charm and potential. Whether you envision a diverse farming operation, a peaceful rural retreat, or a unique tourism venture, Granite Creek offers an expansive canvas on which to paint your dreams.

Contact us today to explore this remarkable property and unlock the possibilities it holds.

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