

# Silkwood, Adelaide River, NT 0846



## Other For Sale

Monday, 15 April 2024

Silkwood, Adelaide River, NT 0846

Type: Other



Olivia Thompson



Peter Sagar  
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## Expression of Interest

LAWD is pleased to present for sale Silkwood (the Aggregation) comprised of Adelaide River Downs, Spitfire Creek and The Grand Plateau. The Aggregation spans 35,766\* hectares situated 110\* linear kilometres south of Darwin, featuring multiple titles and a diverse range of potential applications. The Aggregation is particularly appealing to industries such as tourism, pastoral, agriculture, carbon offset initiatives, conservation, subdivision and various development opportunities.

**Adelaide River Downs** A 28,897\* hectare crown lease in perpetuity, boasting a strategically advantageous location close to the Port of Darwin for the astute pastoralist endeavouring to establish a cattle trading depot to cater for the live export market. Adelaide River Downs encompasses an abundance of natural wonders within its boundaries, presenting compelling opportunities for ECO Tourism development with notable natural attractions such as Robin Falls, lost city formations, cascades and hot springs. Adelaide River Downs emerges as a prime destination for tourism ventures. Adelaide River Downs shares boundaries with the renowned Tipperary Station and major tourist destination Litchfield National Park, enhancing its appeal and potential for diverse economic activities. The expansive landholding can potentially facilitate viable projects such as carbon farming and biofuel initiatives, aligning with sustainable and environmentally conscious practices. Additionally, Adelaide River Downs holds potential for livestock grazing and horticulture endeavours. The unique combination of location, natural features and diverse land use possibilities positions Adelaide River Downs as an exceptional investment opportunity.

**Spitfire Creek** A substantial freehold parcel, spanning approximately 1,299\* hectares, strategically located one\* kilometre from the Adelaide River township. Characterised by savannah grassland and woodland, this property holds significant appeal for grazing and spelling cattle, presenting an excellent opportunity for the establishment of a cattle depot. Beyond its potential for agricultural endeavours, Spitfire Creek presents a unique opportunity for a subdivision of lifestyle parcels, providing a combination of scenic beauty and seclusion. Spitfire Creek emerges as a versatile and appealing property for those considering both agricultural use with the opportunity for gradual offloading of smaller lots over time, ensuring a sustainable and phased approach to the property's utilisation.

**The Grand Plateau** A prestigious freehold parcel spanning 5,570\* hectares, showcasing significant development potential. The Grand Plateau has previously obtained approval for a 30-lot subdivision. Distinguished by unparalleled, panoramic views extending to the horizon in all directions, The Grand Plateau offers a unique canvas for development or exclusive private ownership. This parcel of land is spectacularly positioned for a luxury eco-resort. The lower terrain, characterised by a well-grassed, open-timbered landscape and semi-permanent water holes, is conducive to livestock production.

Silkwood is available in-one-line or as separate parcels by Expression of Interest closing at 12pm (ACST) Monday 21 May 2024. For further information please contact: Olivia Thompson +61 438 845 460 Peter Sagar +61 414 843 854 Eline Wesselink +61 448 450 111\*approximately