

**6375 Stuart Highway, Coomalie Creek, NT, 0822**

**CENTRAL**

**Acreage Semi-rural For Sale**

Thursday, 14 November 2024

6375 Stuart Highway, Coomalie Creek, NT, 0822

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 20**

**Type: Acreage Semi-rural**

## Lifestyle Acreage

Time slows down when you enter this sprawling tranquil retreat just off of the Stuart Highway. Approx 45 minutes from Palmerston, and just under an hour from Darwin this property is a picturesque setting that was once used as a caravan park with significant infrastructure still in place and boasts undulating green paddocks brimming with bird life and skipping wallabies across the open plains. Through the property runs the stunning Coomalie Creek where you can throw in a line, collect a fresh redclaw/charabin, watch for wildlife and enjoy the serene sounds of running water meandering it's way down the stream.

The entrance to the property is off the Stuart Highway about 3km South of the Batchelor turn off & 20km north of the Adelaide River Township.

The property has multiple dwellings/existing infrastructure set up for the van park including the main homestead with 4 bedrooms and a bathroom along with a semi enclosed laundry room / sun room, storage room, open plan living and dining areas and a full kitchen as well.

Just off from the main home is a large workshop shed with open faced parking for the tractor and mower along with shelving for all the tools – and it is walk in ready – everything you see stays.

There is a demountable with an office and ablutions. For effortless entertaining, a massive open faced shed overlooks the sprawling paddocks and van sites below with green paddocks and birds frolicking in the pastures. There is a bar and further afield is a secondary entertaining area perfect for the BBQ's.

Take the buggy for a cruise over to the secondary shed which is massive and there are 4 carport parking bays to park under for the boat or long term vans. The ablutions on this side include showers and bathrooms along with a laundry room and another office / bedroom option.

Down the back of the block is an open field with a table that overlooks the paddocks and the creek. The property has a little something for everyone, from a seasonal dam with a bridge over it, walking pathways to explore and even a secret off road track that leads through to a bat colony.

Approx 45 mins from Darwin/Palmerston on the highway, this property has great frontage and an established business name that could be utilized to restart your own van park, or move in and enjoy the absolute quiet and picture perfect lifestyle this lot offers.

### Key features:

- Four bedroom main homestead with full kitchen and open plan living areas
- 40 powered sites in total and potential for 100+ unpowered
- Premium tourist location at gateway to world renowned Litchfield national park
- 10 minute drive to the iconic Adelaide River Pub for a counter meal
- Workshop shed with parking for the mower and the tractor
- Open faced entertaining area with a built in bar
- Secondary outdoor entertaining area overlooks the paddocks
- Premium Van sites nestled up against the creek
- Ideal property to capitalise on the enormous dry season caravanners demand in the area
- Extensive walking/riding paths along the creek
- Nature lovers paradise with wallabies, geese & other natives in abundance
- Open paddocks with picnic tables for guest/campers use
- Massive shed with 4 carport parking bays for long term guests, the boat or tractors
- Multiple Ablution blocks set up with toilets, showers and laundry amenities for guests

- High dry driveway access with gated entry to the property
- Healthy creek full of barra, cherabin & redclaw runs through the property
- Seasonal dam brimming with bird life and freshwater turtles
- Highway frontage with easy access for vans, trucks and the small vehicles
- Quality bore servicing vast majority of property

If you have been looking for the ultimate country escape to live your best life surrounded by nature that also has the capacity to produce great income then look no further.

Viewing certainly required for full appreciation of the lifestyle and business opening on offer!

Council Rates: \$1,175 per annum (approx.)

Area Under Title: 12 Hectares, 1400 square metres

Zoning: NOZONE (No NT Planning Scheme zone applies)

Status: Vacant Possession