

# 965 Strickland Rd, Adelaide River, NT, 0846



## Rural For Sale

Saturday, 16 November 2024

965 Strickland Rd, Adelaide River, NT, 0846

**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 8**

**Type: Rural**



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## Rural lifestyle with income streams!

Discover the perfect blend of tranquility and productivity on this 277\* hectare property. Embrace the rural lifestyle with income streams from hay production and livestock grazing, while enjoying the comfort of the beautiful three-bedroom home with an in-ground pool surrounded by breathtaking landscapes.

### Homestead:

- Four bedrooms, including an office accessible from the outdoor living area
- Spacious bathroom
- Large lounge and dining area offering panoramic views of the gardens and stock paddocks
- Fully equipped kitchen with stainless steel appliances, ample storage, and large bench tops
- Fully air-conditioned throughout
- Large laundry
- Open decked outdoor living area overlooking the in-ground pool and landscaped gardens
- Outdoor kitchen and extended breezeway connecting indoor and outdoor spaces
- Low-maintenance gardens, fully reticulated for easy upkeep
- Domestic bore supplying the house, yard, and troughs for livestock

### Hay Production:

-85\* hectares cleared and planted pastures Humidicola and Parra Grass. Round bales are cut for livestock and additional small squares are sold as mulch hay (Kerosine grass), growing market opportunities in the rural Darwin area.

### Infrastructure:

- Cool room - Connected to mains power, located in the carport area of the main house
  - Staff / second accommodation 12\* metre x 12\* metre four-room accommodation fully air-conditioned with a separate bathroom. Outdoor decking area with roof. Connected to mains power
  - Shed 24\* metre x eight\* metre with concrete floor and two lockable storage containers
  - Cattle yards steel construction yards with vet crush, head bail and loading ramp
  - Dog kennels located next to the main shed. Individual pens with shelter and water
  - Five\* established paddocks with laneway for easy movement of livestock throughout the property
  - Three-phase bore pump supplying 130,000\* litre elevated tanks, gravity-fed throughout the property. Auto watering system to the gardens with a pressure switch to the tanks
  - Boundary fully fenced. Some internal ringlock fencing and electric fencing
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- 10\* kilometres of all-weather, formed gravel road to Stuart Highway
  - Mobile phone service coverage Cellfi system in place to boost reception
  - Satellite dish for television
  - Landline available
  - Average rainfall 1,500\* millimetre per annum
  - 15\* kilometres to Adelaide River, 120\* kilometres to Port of Darwin and 220\* kilometres to Katherine

\*Approximately