



# FOR SALE

## 57 ELEVATED ACRES OF OPPORTUNITY WITH EXTENSIVE ACCOMMODATION AND INFRASTRUCTURE

Discover an extraordinary estate set high on a ridgeline with sweeping views across 57 acres of natural NT bushland, this exceptional rural holding presents a rare opportunity in the heart of Marrakai. With flexible accommodation and extensive infrastructure already in place, the property lends itself to a fishing lodge, eco-rural bed and breakfast retreat, backpacker accommodation, farming venture, staff quarters, or a spacious multigenerational family home.

Positioned approximately 33 minutes from Humpty Doo Shopping Complex and 40 minutes from Coolalinga Central, the location offers both privacy and accessibility. Marrakai and its surrounds are well supported by local mines, quarries, farming operations and tourism ventures being in the hub of some of Australia's premier Barramundi fishing areas, and close to the world renowned Kakadu National Park. Making this an appealing prospect for lifestyle buyers and investors alike.

### Property Highlights:

- 57 acres on a well drained, virgin bushland block
- Elevated ridgeline position with expansive outlook
- Ground level accommodation comprising 11 bedrooms, each with its own large ensuite plus 1 x storage room
- Upper level, 3 bedroom, 2 bathroom residence
- Modern kitchen with stone benchtops and waterfall edges
- Walk in butler's pantry, built in robes and separate store room
- Large veranda overlooking the treetops
- Rewired and replumbed upper level with quality fixtures and fittings
- The whole 15 room infrastructure has been recently fully renovated, all with new A/C, ceiling fans and hard wired smoke alarms for your safety.
- 3 phase power to the house
- Extensive multi phase water filter system giving unlimited crystal clear healthy water.
- Extensive 9.1kW feed to the home and grid solar system
- 302L Solar Heart hot water system
- Starlink internet connected

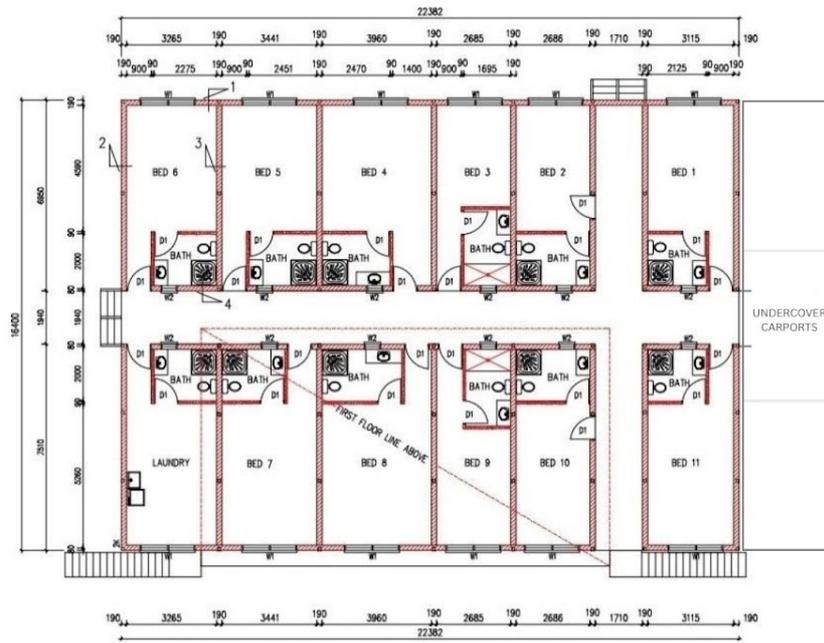
14 BED | 14 BATH | 6 CAR

PRICE:  
\$1.45M

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Floorplan is for illustrative purposes only. Measurements are approximate and not to scale. Buyers should verify all details independently.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.