

SILKWOOD ESTATE

Adelaide River NT

First Release of Stage 1 of "E Yards" Subdivision

For Sale subject to the issue of freehold titles within 90 days of Contract

Permanent Water! The significant benefit enjoyed by these blocks is that they all have the special attribute of permanent spring fed water. The water has its origins in the escarpment country to the west of Dorat Road. The two really obvious manifestations of this are the permanently flowing Anniversary Creek and George Creek which both flow via culverts under Dorat Road. Anniversary Creek flows through NT Por. 4813 (now privately owned) and ultimately into Burrell Creek to the west. George Creek, which has its origins in popular Robin Falls, flows into NT Por. 6893, which is now listed for sale – see below for details. George Creek dissipates into a large, spread out and diversified low lying water course that flows north across NT Por's 6893, 6894 and 6895. Ultimately the water course reforms into a creek that flows out of 6895 into Burrell Creek. Further to the south there are other spring fed water courses emanating from the Dorat Road escarpment that also flow north through NT Por's 6891 and 6892, and then through 6893, 6894 and 6895, joining the George Creek system. NT Portion 6888 has Burrell Creek running the full length of the block. NT Portions 6888, 6891 and 6892 will be released for sale later in 2008.

NT Portion 6895 Dorat Road 178.1 hectares (440 acres) \$
320,000

Located approx. 700 metres south of Anniversary Creek and with a 1.1 kilometre frontage to Dorat Road. A ridge close to the Dorat Road frontage provides outstanding views over the rest of the block and potential house sites. Features of interest include an old bore and an old steel water tank, both located in the north-eastern corner of the block. The outstanding feature is the permanent water supplied from an outflow from George Creek and other permanent spring fed water from the Dorat Road escarpment. There is a permanent creek outflow across the rear boundary, 850 metres off the northern boundary, into Burrell Creek.

NT Portion 6894 Dorat Road 224.1 hectares (554 acres) \$
295,000

Has a 1.3 kilometre frontage to Dorat Road. A ridge close to the Dorat Road frontage provides sweeping views over the rest of the block and a full panorama of the surrounding district as well as potential house sites. Similar to 6895 this block has permanent water as a result of the spring fed supplies coming off the Dorat Road escarpment.

NT Portion 6893 Dorat Road 290.1 hectares (717 acres) \$
445,000

Has a frontage to Dorat Road of 690 metres. The really outstanding feature of this block is that the permanent spring fed George Creek feeds straight onto it. There is also a series of billabongs towards the rear boundary. An interesting feature is the remnants of a large concrete feed trough associated with the properties earlier history as an operating cattle station. A ridge close to Dorat Road and to the north of George Creek provides potential house sites and views over the block.

Full details available from Sole Marketing Agent

David Booth

Licensed Real Estate Agent

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