



Investment Opportunity

Mary River Roadhouse

The Mary River Roadhouse represents a compelling opportunity to redevelop an existing tourism asset into a high-quality destination and gateway experience for visitors travelling to Kakadu National Park.

The Mary River Roadhouse Precinct, located at 5816 Kakadu Highway, Burrundie NT, is a former tourism and service hub positioned just outside the southern entrance to Kakadu National Park, around 3 hours from Darwin. The site spans 50 hectares of freehold land sitting directly on the Mary River, offering access to fishing, wildlife, exceptional birdwatching and nature-based activities. With strong mobile connectivity, existing infrastructure and extensive land for redevelopment, the precinct presents one of the region’s most compelling opportunities for tourism growth.

Strategically placed on a high-traffic touring route, the precinct operates as a natural stopping point for caravanners, 4WD travellers, motorhome visitors, adventure tourists and international fly-drive travellers moving between major Top End destinations. Its position as the closest serviced campground and accommodation option to Gunlom Falls (with the national park site offering only unpowered basic camping) further strengthens its appeal for drive-market visitors seeking comfort, services and proximity to key attractions, as well as providing respite options in the shoulder season.

Kakadu National Park attracts approximately 180,000 visitors annually and holds strong domestic international market recognition due to UNESCO World Heritage Listing for both its natural and cultural values.

TOURISM

Investment Type

- Brownfield redevelopment opportunity
- Private capital investment
- Potential for staged delivery
- Joint venture and lease opportunities with Traditional Owners

Status

Concept-stage opportunity

Region

Kakadu, Northern Territory, Australia

Project Value

Dependent on concept, staging and accommodation mix

Presented to market by

Werenbun Association Aboriginal Corporation



Key features

- 50 hectares freehold land suitable for a wide range of tourism, accommodation or experience-based developments
- Exceptional birdwatching, with the Mary River region recognised as one of the Top End's strongest birding locations
- Closest serviced campground and accommodation facility to Kakadu National Parks iconic Gunlom Falls and to Kakadu's only natural wet season swimming sites
- Located outside the National Park, allowing for dog-friendly accommodation options
- Positioned in a region with very limited competing serviced facilities
- High visibility on a major NT tourism corridor and increasing demand from the self-drive and caravan market
- Existing cleared helicopter landing area, supporting scenic flights, aerial touring or emergency access
- Mary River access, enabling fishing, wildlife touring and nature-based activities
- Strong potential for cultural tourism partnerships with the Werenbun Association Aboriginal Corporation
- Excellent telecommunications capability with both Optus and Telstra towers onsite
- Existing infrastructure including: 12 powered caravan and camping sites; 10 motel rooms; several cabins; restaurant and bar with commercial kitchen; retail space; and fuel station.

Description of opportunity

The Mary River Roadhouse represents a brownfield redevelopment opportunity to reinvigorate a previously

vibrant tourism hub and gateway experience for visitors travelling to Kakadu National Park and the surrounding region.

Businesses may wish to consider:

- Re-establishing a caravan park, cabin accommodation, campground or mixed holiday park
- Restarting fuel, roadhouse, café or retail operations
- Creating a cultural, adventure or nature-based tourism precinct
- Developing helicopter-supported experiences, fishing tours or aerial sightseeing
- Establishing a base for 4WD, birdwatching, wildlife and photography tours

Development considerations

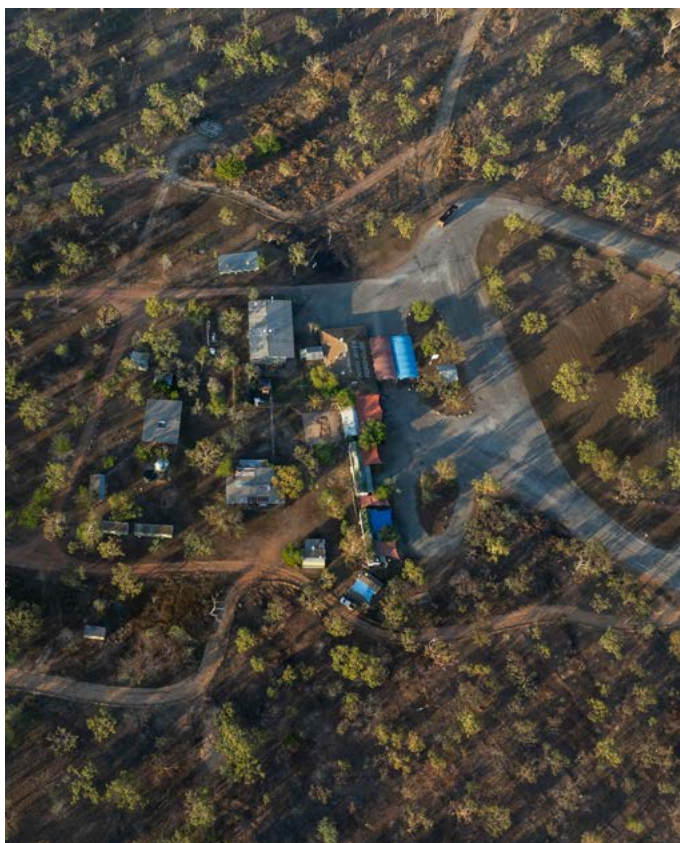
The land is owned by Borgun Enterprises Pty Ltd and is operated in partnership with the Traditional Owners through the Werenbun Association Aboriginal Corporation.

Werenbun Association Aboriginal Corporation, together with Borgun Enterprises, is seeking to work with an established tourism or accommodation business to partner with, operate, or redevelop the precinct. The intent is to support increased tourism visitation, enhance the NT's drive-market offering, and showcase Aboriginal culture and stories unique to the Mary River region through respectful, high-quality tourism experiences.

Comprehensive documentation, commercial options and site inspection arrangements will be made available to suitably interested businesses.

Contact

Chair, Werenbun Association Aboriginal Corporation
e. goymarrkakadu@gmail.com



Location Distances

