



Investment Opportunity

Eco-luxury Lodge at Fish River Gorge

NT Land Corporation holds Crown Lease (Perpetual 435) over Fish River Gorge which is east of Pine Creek. The 1,274km² parcel is licenced to Parks and Wildlife to manage.

Investors and tourism operators are invited to establish a premium eco-luxury safari lodge.

Key features

- **Exclusivity by Design:** With limited access and no existing tourist infrastructure, the site offers unparalleled privacy and seclusion—perfect for small-scale, high-value luxury accommodation targeting international and domestic eco-luxe travellers.
- **Spectacular Setting:** Towering cliffs, diverse wildlife, and uninterrupted night skies offer guests immersive encounters with nature, combined with modern comforts and bespoke service.
- **Untouched Natural Beauty:** The gorge sits within an expansive, ecologically significant region, rich in biodiversity and cultural heritage. Its remoteness enhances its allure to discerning travellers seeking authentic and meaningful outback experiences.
- **Eco-Centric Development Potential:** The site lends itself to low-impact, sustainable design such as solar-powered safari tents, cliffside pavilions, and fly-in experiences, with minimal environmental footprint and maximum connection to Country.
- **Hunting Opportunities:** There is potential to hunt boar, buffalo and other feral animals on site as part of the safari experience, assisting with improved land management practices.



Fish River Gorge.

TOURISM

Investment Type

Greenfield

Status

Conceptual

Region

Big Rivers Region,
Northern Territory, Australia

Project Value

Not estimated at this stage

Presented to market by



Proximity to
Darwin



Ample land
available



High demand for
luxury eco-travel



Company profile

The Northern Territory Land Corporation (NTLC) is a corporate body established under the Northern Territory Land Corporation Act 1986.

Its primary purpose is to acquire, hold, maintain and release land at the right time for its strategic designated use, to advance the Northern Territory's long term economic and social development

The NTLC is currently involved in land management and land release initiatives across several strategic sites. It holds land for future water supplies, national parks, agricultural projects, townships, ports and industrial areas.

Key activities include:

- **Lease and Land Management:** Managing and leasing land for agricultural and grazing purposes to support the Territory's agribusiness sector.
- **Infrastructure Support:** Providing land access and tenure solutions to support major infrastructure, energy, and logistics projects.
- **Land Activation:** Enabling investment by making land available for projects that align with economic development priorities.

The Corporation works in partnership with other agencies, industry, stakeholders and investors to unlock the value of strategic land assets while maintaining environmental and cultural values.

Contact

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More information

Fish River Gorge project

