



Investment Opportunity

New Tourism Accommodation, Litchfield Lodge

The Northern Territory Government is pleased to present a unique investment opportunity: a 53-hectare parcel of unzoned freehold land located adjacent to Litchfield National Park, approximately 90 minutes' drive from Darwin.

Litchfield National Park is one of the Territory's most visited natural attractions, drawing more than 240,000 domestic and international visitors annually due to its renowned waterfalls, scenic walking trails, and rich biodiversity.

This site offers significant potential for the development of an eco-lodge, boutique accommodation, or mixed-use tourism offering, complemented by amenities such as a restaurant, café and bar.

Situated just minutes from iconic sites such as Wangi Falls and The Cascades, the property provides an exceptional opportunity to establish a high-profile, nature-based tourism destination servicing overnight and day-trip visitors.

Key features

- 53 hectares of freehold, unzoned land
- A spring-fed creek running year round
- Land suitability mapping undertaken, identifying appropriate areas for development
- Strong interest anticipated from multi-day tour operators, with potential for year-round consignment accommodation
- Centrally located to serve as a premium stopover point for the park's 240,000+ annual visitors



Available land



Existing industry



Enabling infrastructure



Ample land for expansion



Proven demand

TOURISM

Investment Type

- Greenfield
- Capital Investor
- Joint Venture

Status

- Proposed project
- Conceptual

Region

Top End, Northern Territory, Australia

Project Value

Dependent on concept

Presented to market by



Wangi Falls, Litchfield National Park



Termite Mounds, Litchfield National Park

Tourism hotspot

Litchfield National Park is a popular destination for tourists due to its close proximity to Darwin and stunning waterfalls, swimming holes, termite mounds and rugged landscapes.

A recent decision by the Northern Territory Government will see Litchfield National Park expanded by 20%, or 30,000 hectares, opening up a spectacular new southern section of the park, featuring untouched waterfalls, gorges, hot springs and 4WD tracks.

Despite high visitation, there is currently a limited supply of high-quality accommodation and dining options in the immediate vicinity of the park.

This offering represents a rare opportunity to invest in a strategic location within one of Australia's premier national parks, supported by strong visitation figures and growing demand for quality tourism infrastructure.

From the lush, tropical Top End to the arid and spectacular Central Australia, the Northern Territory offers one-of-a-kind experiences.

Tourism is a fundamental pillar of the Northern Territory's economy and is a significant industry in regional areas.

In FY24 the tourism industry contributed A\$1.2 billion or 3.7% to Gross State Product of the Northern Territory.

Contacts

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Owner/Operators

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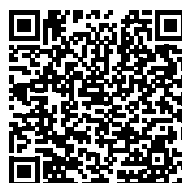
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More information

Litchfield National Park



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