



## Investment Opportunity

# Litchfield Nature Based Investment

Visitors to the Northern Territory continue to seek immersive nature-based experiences where they can switch off, reconnect with nature, and explore landscapes unlike anywhere else in the country.

Litchfield National Park attracts over 240,000 visitors annually, drawn by its iconic waterfalls, walking tracks, rich biodiversity, and proximity to Darwin. Despite this strong and consistent visitation, the park and surrounding areas remain undersupplied in quality accommodation, dining, and experience-based tourism products - a gap now primed for investment.

The Northern Territory Government's recent strategic land acquisition will significantly expand the footprint of Litchfield national Park. This new parcel features freshwater springs, thermal pools, waterfalls, and dramatic escarpment views, all linked by a network of 4WD tracks.

This expansion creates strong links between Litchfield National Park and Adelaide River. Located on the Stuart Highway just over an hour from Darwin, Adelaide River offers existing visitor drawcards such as its historic WWII sites and iconic outback pub, while also offering direct access to Darwin along the Stuart Highway.

With rising consumer demand for immersive nature-based experiences, coupled with government-supported infrastructure growth, Litchfield National Park now represents one of the Northern Territory's most exciting eco-tourism investment prospects.

## TOURISM

### Investment Type

- Greenfield
- Capital investor
- First mover

### Status

Greenfield

### Region

Top End, Northern Territory, Australia

### Project Value

Varied

### Presented to market by



Available land



Ample land for expansion



Existing industry



First mover



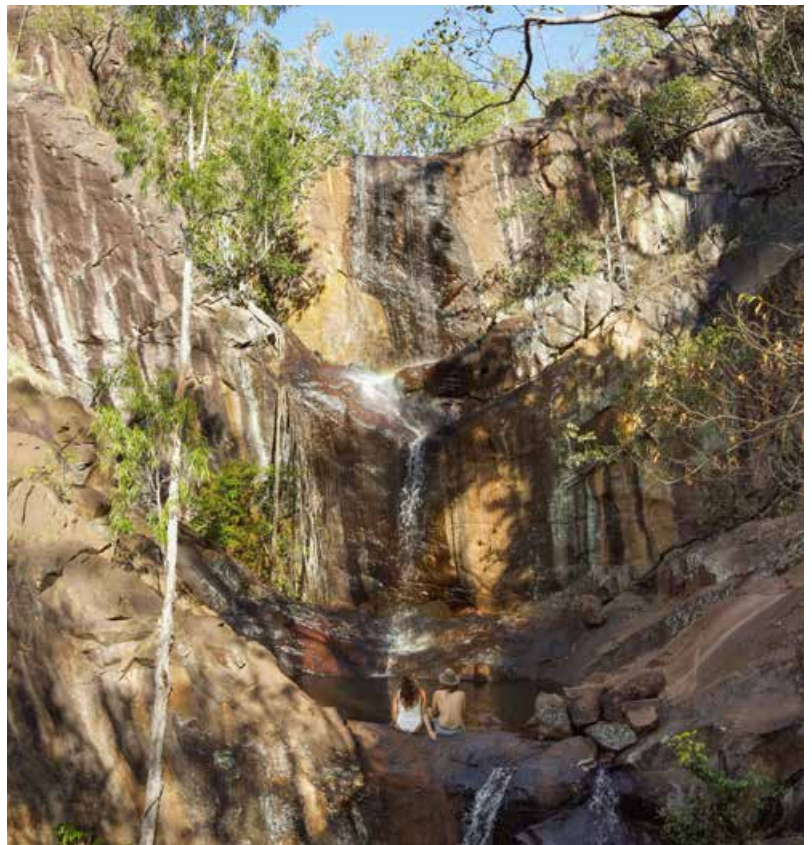
Proven demand



Buley Rockholes, Litchfield National Park



*Shady Creek Walk, Litchfield National Park*



*Robin Falls, Adelaide River Region*

## Contact

Russell Smith  
Senior Tourism Planning Officer  
Department of Tourism and Hospitality  
t. +61 8 8999 5169  
e. [russell.smith@nt.gov.au](mailto:russell.smith@nt.gov.au)

## More information

Litchfield National Park

