

DEVELOPMENT SITE - RELEASE TO MARKET

Expression of Interest

7 Waratah Crescent, Fannie Bay



Property overview

A premium, development-ready 9,150m² medium density residential site available for freehold purchase in Fannie Bay.



Lot 11258

Town of Darwin



9,150 m²

Building Area



Zoning

Medium density residential (MR)



Vacant possession

Freehold purchase on an 'as is' basis



Offers over \$5.5M ex GST

will be considered

*No development conditions imposed by LDC







Darwin CBD

Parap Pool

Waratah Oval

7 Waratah

Location overview

Located in Fannie Bay, the site sits within an established Darwin residential area with direct access to local services, employment areas, recreation and the CBD.

The site is located opposite to Waratah Oval and provides immediate visual amenity to a popular local recreational amenity.

The site is zoned medium density residential (MR) and is located within the Darwin Regional Land Use Plan and Darwin Inner Suburbs Area Plan. Prospective purchasers are responsible for confirming the planning requirements, applicable controls and approvals relevant to any proposed use or development concept.



Key locational advantages include:

- | | | |
|---|--------|------------------|
| → | 250 m | Waratah Oval |
| → | 500 m | Fannie Bay shops |
| → | 1.8 km | Parap Pool |
| → | 4.0 km | Mindil Beach |
| → | 5.8 km | Darwin CBD |





Commercial terms

- Available for purchase on an 'as is' basis
- Offers over \$5.5 million ex GST will be considered
- Purchase facilitated by freehold sale agreement
- Sale agreement to be exchanged within 30 days of notification of successful submission
- 10% deposit payable on exchange
- Balance payment and settlement within 6 months of exchange

Due diligence and site access

Prospective purchasers must rely on their own investigations and undertake all necessary due diligence to satisfy themselves as to the suitability and condition of the property for their proposed use.

Respondents to undertake due diligence during submission period – no 'subject to due diligence' sale conditions will be considered.

Known site encumbrances include a sewerage easement to Power and Water Corporation and an odour buffer relating to the Ludmilla Wastewater Treatment Plant noted through a caution notice on title.

Site access for due diligence purpose may be granted by prior arrangement and is at the respondent's sole risk. To request access, email sales@landdevcorp.com.au with entity details and proposed dates.

How to submit an EOI

Submit by email to **sales@landdevcorp.com.au** by
4 pm ACST, Sunday 20 September 2026.

Your submission must include:

- offer amount (purchase price)
- purchase entity
- proposed use
- development concept, if applicable
- any other offer aspects, including settlement timing.

Evaluation and process

In considering responses, LDC will have regard to the commercial attributes of the submission and the proposed use and development concept, where provided.

Offers with 'subject to' conditions may be disregarded and/or will be considered as less commercial than other submissions.

LDC reserves the right to evaluate each offer and deal with it in the manner it considers appropriate, including seeking clarification, negotiating terms, declining offers or withdrawing the property at any time, subject to its sole discretion.

Next steps

For enquiries, due diligence access or submission of an EOI email sales@landdevcorp.com.au.

For further information visit:
landdevcorp.com.au/fannie-bay





Contact

Level 10, 24 Mitchell Street
Darwin NT 0800

T: +61 8 8944 0900

E: sales@landdevcorp.com.au

W: www.landdevcorp.com.au

Scan the QR code for
for more information

