

# 1118 EAST BARHAM ROAD, Barham, NSW 2732



## Lifestyle For Sale

Tuesday, 17 October 2023

1118 EAST BARHAM ROAD, Barham, NSW 2732

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 62 m2**

**Type: Lifestyle**



Lauren Polkinghorne

## Contact Agent

Welcome to a rural oasis that epitomizes the serene beauty of the countryside. This exceptional property offers an expansive 62.31 hectares of land, with the option to lease an additional 10 hectares, all set against the stunning backdrop of the Murray River. Nestled in this natural wonderland, you'll find a 5-bedroom home, constructed by Sutton Builders in 2001, truly a testament to building excellence. The jewel of this property is its substantial frontage along the picturesque Murray River. With captivating views from every angle, the river's meandering path adds a touch of tranquility to this rural paradise. Whether you're enjoying your morning coffee or taking an evening stroll, the Murray River is your constant companion. The property is zoned for Rural Primary Production, providing a range of possibilities for those with agricultural or rural business aspirations. Whether you have dreams of farming, pastures, or other ventures, this zoning offers a world of potential. For those with a penchant for tinkering or need for workspace, a spacious 40x60 workshop awaits. Equipped with 3-phase power, it's the ideal space for any DIY enthusiast or professional tradesperson. With six well-maintained paddocks, each equipped with stock troughs, this property is well-prepared for livestock or crop cultivation. An impressive 105 acres of irrigation layouts ensure that your agricultural endeavours have the necessary resources to thrive. Included in the sale is 5 megalitres of Stock and Domestic water, a resource that's vital for the maintenance of your rural property. This exceptional rural real estate represents a unique opportunity to embrace the beauty of the Australian countryside, with the added benefit of prime Murray River frontage. Don't miss the chance to create your rural dream here, whether it's for farming, family living, or simply a retreat from the hustle and bustle of city life. Come experience the tranquillity and endless possibilities this property has to offer.