

151 East Barham Road, Barham, NSW 2732



Sold House

Friday, 20 October 2023

151 East Barham Road, Barham, NSW 2732

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 8417 m2

Type: House



Ken Trewin

0354842400

\$975,000

TIMELESS DESIGN - SPACE - PEACE & QUIETLAND: 8,435 m² - (2.08 acres) - Private & Secluded As you enter the property, you are greeted by a beautiful tree-lined driveway and sprawling green lawns. The house itself is a high-quality 4-bedroom brick and tile residence, with a spacious open living area that leads into a formal lounge and dining room, making it perfect for entertaining guests. The fully equipped timber kitchen has all electric appliances. The master bedroom is king-sized and comes with an ensuite and walk-in robe, while the other three bedrooms all have built-in robes. Recently refurbished, the bathroom features new floor to ceiling tiles, a glass shower, a new vanity, and a spa bath. There is also a practical laundry room. There is also an option to convert part of the house into a fully self-contained individual living unit at minimal cost. At the rear of the property, there is a huge, paved pergola/alfresco area that is perfect for outdoor living. It comes with lighting and fans, as well as a fire pit to sit around and enjoy a glass of wine. The Mediterranean saltwater swimming pool measures 8 x 3.6 meters and comes with a chlorination, self-cleaning system, solar heating, and a heavy-duty black steel security fence. The property also features a lock-up shed/workshop with a concrete floor, power, and lighting. There is also an attached 3-bay carport plus a caravan/boat port. There is also an opportunity for dual occupancy, as there is space to build a second home (subject to council approval) on about 2,000 square meters of lawned area at the rear of the property. This area runs down to the Eagle Creek Cutting with a treed water frontage leisure area/BBQ. The water supply is connected to town-filtered water and creek water, and there is also a rainwater tank for pool top-up. The property is also part of the Eagle Creek Syndicate, which has a 4 ML S&D and a 4 ML G.S water allocation. The property is conveniently located across the road from Clubarham Lake and the Murray River, with the town centre being just a 10-minute walk away. Here you will find specialty shops, Clubarham, a post office, doctors, chemist, supermarkets, and hotels. Inspection by Appointment only through the Exclusive Selling Agent **RAY WHITE ROCHESTER** - Agent: Ken Trewin 0428 531 887 15 Gillies Street, Rochester, VIC 3561 / Ph: (03) 5484 2400