

**22 Barnham Road, Nome, Qld 4816**



**House For Sale**

Tuesday, 30 April 2024

22 Barnham Road, Nome, Qld 4816

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 9182 m2**

**Type: House**



Ben Waugh  
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## Offers Over \$699,000

Welcome home to 22 Barnham Road in Nome. This family home is located on over 2 acres, featuring a large shed and separated paddocks for your four legged friends. This property is close to recreation with nearby boat ramps, fishing, crabbing, camping and hiking opportunities in the National Park. The potential of the property is huge, located so close to the future announced shopping centre at Elliot Springs and just 12 minutes to existing shopping centres, schools and sporting facilities. Team Waugh is proud to present this exceptional property located at 22 Barnham Road in Nome.

**Your Home:**

- 4 large bedrooms, 2 bathrooms and internal laundry;
- Newly installed vinyl plank flooring in the bedrooms;
- Recently upgraded fence surrounding the home;
- Recently installed 6.6Kw Solar system;
- The property has recently been freshly painted throughout and new additions made in the kitchen work perfectly;
- The home is large and family friendly with two large, separated living areas with fans and split system air conditioning throughout;
- Adjacent the home is a huge powered four bay shed for additional car storage or room to construct your next project.

**Your Property:**

- Over 2 acres or huge 9,182 sqm block;
- Upgraded Taylex head unit;
- A productive bore and inbuilt filter system, as well as a second bore (without bore pump);
- Lush green lawns and established trees surround the property;
- Rural residential zoning, provides future potential to develop (STCA).

**Location:**

- A short 12 minute drive to shopping centre and schools;
- Situated approximately 20 minutes from the city centre;
- Cool coastal daily breezes;
- Immediate access to your private seasonal creek frontage;
- Blue-chip acreage suburb of Townsville;
- Minutes from the new infrastructure building at Elliot Springs including the planned future Coles shopping centre;
- Full Telstra coverage and NBN available.

Don't miss out on the opportunity to own this prestigious property in Nome. Experience the epitome of luxury living with its exceptional features and attention to detail. Join us for an open house and an experience the natural beauty of this property. Contact Team Waugh, represented by Ben Waugh at 0487 730 456 and Jack Palmer at 0409 140 909, to arrange your inspection and make this property yours today.