

266 North Barham Road, Barham, NSW 2732

House For Sale

Monday, 13 May 2024

266 North Barham Road, Barham, NSW 2732

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Graeme Hayes
0411338649



Travis Hipworth
0435591985

\$950,000

Nestled on the Eagle Creek at Barham is this exceptionally well-presented property located at 266-284 North Barham Road on the town fringe. This property is in 2 titles totalling some 12.77 or 31.5 acres with individual access to bitumen road and can be sold separately or as a whole. Boasting an immaculately presented 3-bedroom home with full ensuite facilities, together with a quality modern kitchen. Incorporating an open floor plan and a lovely alfresco area. Other improvements include an extensive colorbond shed/ workshop with power and benches, together with a bungalow, container and carport. The property has extensive laser grading and is irrigated by a diesel pump from the creek which has water 12 months of the year. Filtered town water is connected to the property, plus extensive rain water storage including the irrigation water which is drawn from the creek with a water licence of 8 megalitres. Both school buses and the Barham Club courtesy bus pass the front door for convenience of mum and dad, plus children. This home is immaculate, well presented and the tranquil creek setting is just superb for the retiree, family or hobby farmer. (Note: also available at extra cost is Tractors, Excavator, Farm Machinery, 4-Wheel Motorbike & Ride On Mower) In conjunction with Ken Trewin: 0428 521 887