

295 North Barham Road, Barham, NSW 2732

Sold Acreage

Monday, 26 February 2024



295 North Barham Road, Barham, NSW 2732

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: Acreage



Lauren Polkinghorne
0437176322

Contact agent

📍 Welcome to your ideal countryside retreat! This stunning property, located just 4 kilometers from Barham and a mere 1500 meters from the majestic Murray River and Campbells Island State Forest, offers the perfect blend of rural living and modern comfort. Those seeking a small farm lifestyle, along with a beautifully presented home, this property is a dream come true.

Key Features:

- 📍 **Charming Home:** This well-presented home features four bedrooms, all with built-in robes (BIR). The main bedroom boasts its own ensuite with a double shower and toilet, providing a luxurious retreat.
- 📍 **Spacious Living:** Enjoy two living areas, offering ample room for relaxation, entertaining, and accommodating guests. Additionally, a home office provides a dedicated workspace.
- 📍 **Timber Kitchen:** The lovely timber kitchen is a chef's delight, complete with a new electric oven and dishwasher. Prepare delicious meals while enjoying the natural warmth and beauty of timber finishes.
- 📍 **Comfortable Climate:** Stay cozy during the colder months with a freestanding wood heater, while an evaporative air conditioner keeps the home cool and comfortable in summer.
- 📍 **Outdoor Oasis:** Step outside to a native garden oasis featuring an inground pool and an outdoor BBQ area, perfect for hosting gatherings or enjoying tranquil moments of relaxation. A separate "Pool house" is available to accommodate guests.
- 📍 **Ample Storage and Facilities:** The property offers a three-car garage with a lock-up workshop, dog pens, stables, a round yard, and a concrete wash-down bay. The farmlet is divided into six paddocks, ideal for housing and grazing animals.
- 📍 **Water Supply:** You have the convenience of town water and rainwater, thanks to two 5000-gallon tanks. Additionally, S&D water from the Glenview Irrigation Trust ensures a reliable water supply.

Location: Situated in close proximity to Barham, the Murray River, and Campbells Island State Forest, this property offers a serene escape surrounded by nature's beauty. Enjoy the tranquility of the countryside while still having easy access to nearby amenities and recreational activities. This property is the perfect combination of a comfortable home and a small farm lifestyle. Don't miss this opportunity to embrace rural living at its finest. Contact us today to arrange a viewing and make this incredible property your own!