

457 North Barham Road, Barham, NSW 2732

Sold Acreage

Sunday, 20 August 2023



457 North Barham Road, Barham, NSW 2732

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 3 m2

Type: Acreage



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Contact agent

Experience the tranquility of rural living set on an expansive 3.686-hectare (9.1-acre) property, this established rural gem offers an array of features that will impress the discerning buyer. The property boasts a meticulously laid out 2.5-hectare border-check lasered irrigation system, allowing you to effortlessly manage your lifestyle farming pursuits. The quality of this property extends beyond the land itself. The solid brick veneer homestead offers a comfortable and inviting living space. With three spacious bedrooms, including a king-sized master bedroom complete with a full ensuite and walk-in robe, and two queen-sized bedrooms with built-in robes, there is ample room for the whole family. Enjoy the cool shade of the verandahs that wrap around the home, providing the perfect spot to relax and take in the serene surroundings. The homestead also features two generous living areas, an open-plan layout, and a well-appointed all-electric kitchen with a wall oven, hotplates, and a dishwasher, complemented by a dining/meals area. The homestead's comforts are enhanced by a large three-piece bathroom featuring a corner spa bath, shower, and vanity. A spacious, fully fitted laundry with linen and storage adds to the practicality of the home. With increte floor heating in two zones and ducted evaporative cooling, you'll be comfortable in any season. External improvements including a large under-roof double lock-up car garage, providing secure parking and storage. A lock-up colorbond shed/workshop with power, lighting, and a sliding door onto the back verandah offers ample space for your tools and projects. The property is also equipped with solar power, an inverter, and a satellite NBN dish, ensuring modern conveniences are readily available. Location is key, and this farmlet is ideally situated just 5 kilometers from the picturesque Murray River town of Barham. With a school bus stop at the front gate and easy access to a sealed road, convenience is at your doorstep. Water is abundant on this farmlet, with a 4-meg stock and domestic water connection ensuring a reliable water supply for all your needs, including maintaining lush lawns. Additionally, the convenience of Barham town's filtered water connected to a generous 22,700-litre poly tank with a pressure pump ensures a hassle-free water supply. Don't miss this opportunity to own a remarkable rural farmlet in a great position. Embrace the idyllic lifestyle and create lasting memories in this beautiful property. Contact us today to arrange an inspection and start envisioning your rural dream.