

353 North Barham Road, Barham, NSW 2732



Farmlet For Sale

Thursday, 11 July 2024

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Area: 7 m2

Type: Farmlet



Jason Telford

\$870,000

This comfortable brick veneer home is set upon 7.64 hectares fronting North Barham Road. The country styled home with a bullnose veranda consists of 4 bedrooms with 3 BIR's. The main bedroom is complete with a large renovated ensuite. The lounge/living area is kept cosy with a wood heater and has timber cathedral ceilings complimented by a large bay window to let the sunlight in. The kitchen consists of electric cooking appliances, dishwasher and walk in pantry with timber cabinetry and benches which overlook the pergola area, back yard and paddock. The property is divided into two separate paddocks. The back paddock consisting of approx. 1.3 hectares of border check and the front paddock being original underground dripper irrigation tape. There is an extensive carport on the rear of house with a separate garage, farm shedding and old timber cattle yards to complete the property. Included in the sale is 2.3 megalitres Stock & Domestic water which is ample for the large lawn and garden area with the option to purchase irrigation water at market value. Town water is connected to the house along with two large rainwater tanks. Whether you wish to run livestock, plant a crop or just enjoy the space around you and enjoy the garden this property is a must for you to see. Located only 4kms from the township of Barham and a stones throw down the road to the mighty Murray River.