

14 Edward Street, Somerset Dam, Qld 4312



House For Sale

Monday, 8 January 2024

14 Edward Street, Somerset Dam, Qld 4312

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 1052 m2

Type: House



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OFFERS OVER \$599,000

Immerse yourself in Country: Surrounded by lush greenery and soaring natural beauty, this home offers a serene escape from the hustle and bustle of everyday life. Embrace a peaceful lifestyle and just breathe. Welcome to your dream family home on a 1,052m² lot. This meticulously renovated property invites you and your loved ones to create lifelong memories in a truly magical setting. Yes, it is possible to have the best of both worlds. The permanent population is 70 people. I invite your call to book a time to gather here. Bring your swimmers and the esky! (I prefer Champaign please). Here's why this home is the perfect place for your family to start their next chapter: **RENOVATED THROUGHOUT:** No detail has been overlooked in the renovation of this home. The entire property has been thoughtfully updated, ensuring a fresh and modern living experience. Move in with complete peace of mind, knowing that everything has been taken care of for you. **FAMILY - FRIENDLY DESIGN AND SPACE SAVVY FLOOR PLAN:** This home has been designed with families in mind. With spacious living areas that encourage togetherness and provide plenty of room for each family member to have their own space, everyone can find their own harmony in this special abode. **LIGHT AND AIRY:** The renovation enhances the home's natural light and airflow, creating a bright and welcoming ambiance throughout. Experience the joy of stepping into a space that instantly lifts your spirits and energizes your day. **ROMANCE:** Snuggle by the timber fireplace with a blanket of star light as your backdrop! Disconnect from the digital. Connect to each other and the elements. Its time. **ALL THIS IS WAITING FOR YOU:**

- OPEN PLAN LIVING AND DINING ROOM. ENGAGE WITH THE COMFORT OF AIR-CONDITIONING AND FIREPLACE. A SPACE FOR ALL SEASONS.
- STUDY NOOK AND STORAGE NOOK.
- NEW DESIGNER KITCHEN IS BALANCED AGAINST THE BEAUTY OF TIMBER FLOORING.
- INDUCTION ELECTRIC COOK TOP, ELECTRIC OVEN AND OH SO FRESH.
- YOUR BATHROOM IS ON POINT WITH DOUBLE VANITY, STEP-IN SHOWER AND DESIGNER TILES.
- 2 INDEPENDENT UTILITY ROOMS (OR BEDROOMS).
- BED ONE PRESENTS - 5M X 4.1M AND IS COMPLETE WITH AIR-CONDITIONING, CEILING FAN AND TIMBER FLOORS. (ceiling height of 2.3m (code height is 2.4m)).
- BED TWO PRESENTS - 4.0 M X 3.0 M WITH STORAGE ALCOVE. (ceiling height of 2.1m (code height is 2.4m)).
- REAR PATIO TO SET THE STAR GAZING SCENE.
- FRONT VERANDA TO GREET THE DAY.
- INTERNAL ACCESS FROM THE GARAGE.

There is a certain, reassuring, luxurious feeling of owning your own space! There's ample room for your family to play, entertain, and indulge in outdoor activities. Let your imagination run wild and create the backyard oasis you've always dreamed of. **OUTDOORS CONTINUES TO DELIVER:**

- 1,052M² LOT.
- BOAT STORAGE - 3.2m height clearance, 7m long x 3.3 wide. Yes, under cover!
- SHED - On a concrete base with 8.6m x 6.7m and 2.1 high. Drive through to the rear yard via the rear roller door.
- CARPORT - One of the standout features of your holiday home is the covered 3.2m high carport, providing protection from the elements for your Ski Boat, with access from one of the two driveways present.
- Your second driveway guides to your 9m by 7m Powered Shed, providing utility for protection for your assets once more, and delivers backyard access through a rear roller door.
- Dual drive way access.

The magic of this home lies in its potential to become whatever you envision. Whether you want to host unforgettable gatherings, build a fantastic play area for the kids, or create a tranquil retreat. Welcome home. Town Water connection. Septic tank in use. Council services are provided. The rates are TBA. **RELOCATE INSTEAD OF ONLY HOLIDAY** Prep to Year 6 - Kilcoy State School Year 7 to Year 12 - Toogoolawah State High School Prep to Year 6 - Toogoolawah State School, the possibilities are endless. **DRIVE TIMES:** Boat Ramp Somerset Dam Approx. 2.7km (5 Min Drive) Somerset Dam General Store Approx. 450m (2 Min Drive) Kilcoy Approx. 26.4km (24 Min Drive) Toogoolawah Approx. 26.3km (19 Min Drive) Esk Approx. 26.9km (19 Min Drive) Ipswich Approx. 71.3km (59 Min Drive) **TIME OUT FROM THE WATER:** Edmund Lockyer Lookout Approx. 2km (5min) The Condensery - Somerset Regional Art Gallery Approx. 26.1km (19 min) Ottaba Llamas Approx. 29.3km (20 Min Drive) Skydive Ramblers Toogoolawah Approx. 28.6km (22 Min Drive) Northbrook Gorges Approx. 38.8km (29min) **LET'S TALK! DISCLAIMER:** First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.