

9 First Avenue, Somerset Dam, Qld 4312



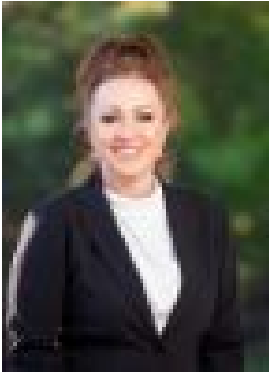
Sold Residential Land

Friday, 8 March 2024

9 First Avenue, Somerset Dam, Qld 4312

Area: 1178 m2

Type: Residential Land



Karen Edwards

0418798617

\$435,000

Presenting a Unique and Exclusive property to the market in Somerset Village. 1178 sqm parcel of land makes this the largest freehold block of land with existing Development and Building approvals for house and sheds that can be leased out for boat storage, giving you that extra pocket money. This block is unique in the fact it is large enough for surface reticulation rather than a full pump out of grey water unlike the average sized blocks in the village. Engineers drawings and soil tests are completed along with the council approvals for an existing house plan. A beautiful solid country style timber fence has been erected around the property with a level filled pad for the 2 large sheds. The power and water have been connected and tucked away at the end of the driveway is a 4.5m wide x 10.5m deep shed with a 3.9m high roller door opening. Certainly high enough for your wake/surf boat or caravan, new epoxy flake floor, mezzanine level with mobile stairs, huge industrial ceiling fan to dry out the boat, hot water system, and verandah. Situated in First Avenue which is rapidly becoming one of the most popular areas in the village with exquisite new homes and stylish renovated properties. This block is only 200 meters to Coronation Hall where many weddings are held throughout the year and only 2 minutes drive to the Lake's recreational access point where watersports and fishing are enjoyed. Build your dream residence, holiday home, or even a duplex (STCA) and enjoy the lifestyle with added income from popular holiday rental demand and boat storage rental demand. Most of the average size blocks between 300-400 sqm are selling for \$210- \$240k which makes this block absolute value in the current market. This is a rare opportunity and one that does not come up often in our beautiful Village. Advertising Disclaimer LJ Hooker Esk | Toogoolawah, its directors, agents, employees, officers and those otherwise associated with maintaining, updating and preparing information on this website have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.