

Somerset Dam, 9 First Avenue

Value Value Value - Huge 1178 sqm freehold block with House and Shed approvals

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



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LAND 1,178 m²

For Sale
Please Call

Contact
Karen Edwards
0418 798 617
karen.edwards@ljhooker.com.au

LJ Hooker Esk | Toogoolawah
(07) 5424 2222

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

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More About this Property

Property ID	98HHES
Property Type	Residential
Land Area	1178 m ²

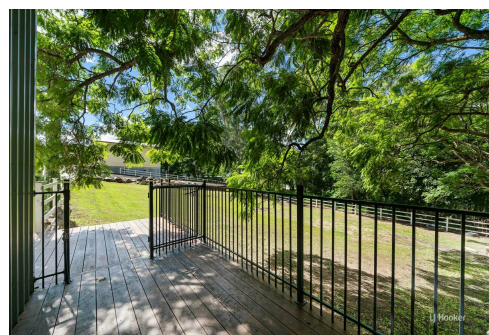
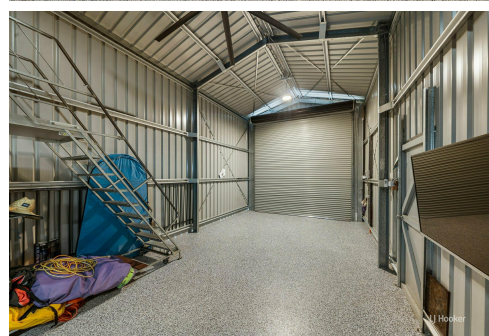
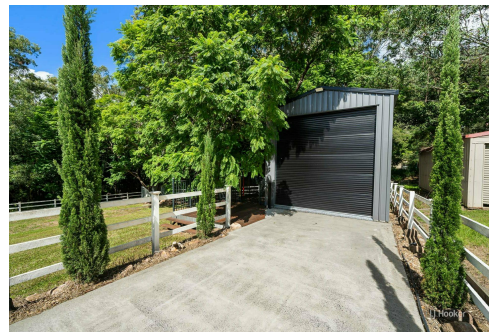
Karen Edwards 0418 798 617

Sales | karen.edwards@ljhooker.com.au

LJ Hooker Esk | Toogoolawah (07) 5424 2222

221 Ipswich Street, ESK QLD 4312

esk.ljhooker.com.au | esk@ljhooker.com.au



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