



## Somerset Dam, 2 Rocky Street

Exceptional Stylish Home &ndash; Fully Furnished

Nestled in the picturesque village of Somerset Dam, this immaculate, fully furnished 3 bedroom home built in 2017 is move-in ready, with every detail thoughtfully prepared &ndash; even down to the teaspoons.

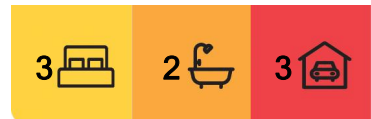
Boasting highset living areas, this property offers an elevated view of the village and the serene Stanley River.

The home's interior is beautifully designed with neutral tones and a sophisticated style, enhanced by floor lighting, mood lighting, ceiling fans, and split air conditioning to ensure comfort year-round. The open plan kitchen, dining, and lounge areas flow effortlessly to the expansive covered deck, perfect for entertaining or relaxing while enjoying the views.

The modern kitchen is well-equipped with ample storage, an island bench, stylish pendant lighting, and a dishwasher. The home also includes security features such as locks on all doors, windows, and screens, as well as an alarm system for peace of mind.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

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**LJ Hooker Esk | Toogoolawah**  
**(07) 5424 2222**

On the ground level, you'll find a huge 10.5m long garage with an opening of 3.2m H x 5.65m W with 3.7m interior height, a separate additional toilet, and a laundry with a separate personal access door, allowing the garage to be securely locked off from the main living areas. There's also a side carport or entertaining space overlooking the meticulously maintained gardens, complete with a built-in BBQ.

The landscaped gardens are complemented by a garden lighting system, featuring striking up lighting that adds a magical touch in the evening. This home also benefits from a grey water surface reticulation system, saving on pump out costs normally associated with new builds in the village.

Whether you're looking for a holiday house, permanent residence, or a property to generate additional income through holiday letting, this home is the perfect "set and forget" investment.

#### Advertising Disclaimer

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## More About this Property

<b>Property ID</b>	9H2HES
<b>Property Type</b>	House
<b>Land Area</b>	524 m2
<b>Including</b>	<ul style="list-style-type: none"> <li>Ensuite</li> <li>Air Conditioning</li> <li>Toilets (3)</li> <li>Alarm</li> <li>Deck</li> <li>Dishwasher</li> <li>Outdoor Entertaining</li> <li>Built-in-Robes</li> <li>Grey Water System</li> </ul>

**Karen Edwards 0418 798 617**

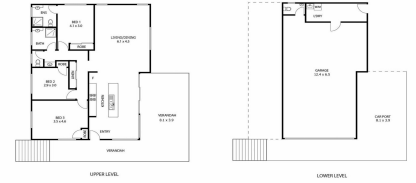
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This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements and are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. **LJ Hooker**



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