2 GULDBRANSEN ST, SOMERSET DAM, QLD, 4312









SOLD

SERENITY, TRANQUITLITY. ITS ALL HERE WAITING. 3 BEDROOM HOME WITH THE DAM STORE.

Situated in the picturesque Somerset Village is this wonderfully presented 3 bedroom home oozing charm and character giving you the opportunity to escape the hustle and bustle of the city life. Forget the pressures, forget Covid, now is the time to take the step and invest in what will be your best decision you can make. Peace & quiet guaranteed with all the beautiful surrounding bushland and the ever impressive Somerset Dam, it screams buy me, Ill even throw in The Dam Store.

The House
* 3 bedrooms
* Bathroom centrals the home
* Internal laundry and 2nd toilet
* A/C Open plan living room overlooking the patios
* 8mt x 4mt A/C Reception/conference room
* 3 Patio areas off the living room for the quiet times
* Mountains of storage rooms/space & cold rooms
* 8.9mt x 4.2mt covered entertaining area
*
The house also has the Dam Store attached to the front of the property and incorporates,
* 2 fuel pumps, Diesel & Premium fuels
* A full commercial kitchen and washing up area
* Australia Post services
* Ice, bait, spare parts, fishing gear, water sports equipment
* Spacious shop area serving hot & cold food, coffee, drinks, ice creams & confectionary
* Large accommodation area for sit down eating and congregating, put your feet up
* New 24kw, 42 panel solar system, entire power bills cut by three quarters
* Everything in the shop is owned not leased so it all comes with the sale + all the stock
* There is an approved DA on the property to extend operations to a Commercial Hotel. Queensland Govt OLGR has also approved a provisional license

The Freehold is for sale, the shop is part of the offer, an added bonus. The shop is currently

3 BED | 1 BATH | 1 CAR

PRICE:
$495,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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