







Walterhall - Mount Morgan - Brick house on two titles - Vacant Possession

2 1 1

Price	SOLD
Property Type	Residential
Property ID	1198

UNDER OFFER - PLEASE CALL US FOR OTHER LISTINGS - Positioned in the quiet Walterhall pocket of Mount Morgan, this solid, low-set brick residence offers space, flexibility and a genuine upside in a number of ways.

Set on a substantial 1,012m² allotment across two separate titles, the property presents immediate liveability with future development options (Subject to Council Approval), including consideration of a boundary realignment and the potential addition of a granny flat/ house with independent yard access from the side street which is a "no through" street.

Property Features:

- Well-constructed low-set brick home

Agent Details

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- 2 bedrooms with open-plan living
- Attractive Kitchen
- Enclosed split-level brick constructed room that was a garage, now with glass door and would be ideal as a large 3rd bedroom, family room or studio with minimum alteration.
- Expansive northern undercover area (which previously was a carport) now forming a versatile indoor-outdoor recreation and entertaining zone as entry foyer to the house.
- Securely fenced yard for animals and children
- Corner position adjoining a "no through" street
- Residential zoning
- Backs onto bush gully reserve for added privacy

Why Families Are Looking at Mount Morgan

Mount Morgan offers an increasingly attractive balance of affordability and practicality:

- Approx 31 minutes (37km) to Rockhampton CBD
- Approx 23 minutes (27km) to Gracemere
- Local schooling including Mount Morgan State School and Mount Morgan State High School
- Strengthened water security supported by local dam infrastructure and pipeline from Rockhampton
- Larger residential blocks than many city estates
- Quiet community lifestyle with reduced traffic and semi-rural surrounds

For working families commuting to Rockhampton's hospital, mining services, construction or trade industries, the drive is very manageable.

Why Investors Should Take Notice

- Two separate titles (future boundary realignment or secondary dwelling potential — subject to council approval)

- Strong land-to-price ratio
- Affordable regional entry market
- Tenant demand from Rockhampton-based workforce and with local Mount Morgan industry relating to the gold extraction industry is strong. (Approximate rental return range is between $360 to $420 per week depending on the completion of the third bedroom)
- Scope to value-add through configuration flexibility

Dual-title properties at this price point are increasingly difficult to secure within the Rockhampton region. The price of a home of this calibre in Rockhampton is much higher. The home is tidy, in good order, solid, low maintenance and ready for immediate occupation.

A rare combination of:

 Family functionality

 Secure yard and space

 Development flexibility

 Commuter practicality

Genuine Asking price: $390,000.

We invite your inspection. This one won't last long.

Call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

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