



13 Central Street, Mount Morgan



Mount Morgan Hardware & Garden Centre – Plus Residence and Shop

Situated on a 1,530 m² corner allotment with frontage to Central Street (Burnett Highway), Dee Street and Central Lane, the property enjoys excellent accessibility and strong passing traffic. It sits directly opposite the Mount Morgan High School and the IGA supermarket. With local schools, shops, cafés and services nearby it is placed in one of the town's most active commercial locations.

Positioned on a highly visible corner in the centre of Mount Morgan, 13 Central Street offers a rare mixed-use opportunity combining commercial exposure, residential accommodation and future enterprise potential.

The property currently operates as the Mount Morgan Hardware & Garden Centre, featuring a large retail building (approx 28.5m x 16m under roof - which includes the three

1,530m²

Price	\$895,000
Property Type	Commercial
Property ID	1201
Land Area	1,530 m ²

Agent Details

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metre cemented open verandah on two sides used for display and storage) with extensive yard space. There is a new long term tenancy for the hardware store. Please note: The business itself is not for sale as it will be tenanted.

The site is security fenced with gated access from Dee Street and vehicle access through to Central Lane, allowing convenient deliveries and operational flexibility.

A significant feature is the combined shopfront and elevated two-bedroom residence. The shop faces Central Street/Burnett Highway, with the solid home adjoining it. The highly strengthened and elevated storage area beneath the house currently supports the hardware business and can be accessed with a forklift.

The large allotment allows the potential of further development if independent storage is required (STCA – subject to council approval).

Both the shop and residence are currently vacant, presenting multiple possibilities for investors or owner-operators. Potential uses may include retail, service business, laundromat, retail, short-term accommodation or mixed commercial/residential enterprise (STCA).

Property highlights

- 1,530 m² corner allotment with three street frontages
- Prime exposure on Central Street / Burnett Highway
- Large commercial building with yard and storage areas
- Security fencing with gated entry
- Shopfront plus elevated two bedroom residence
- Storage and operational space beneath the house
- Opposite IGA and Mount Morgan High School
- Vacant improvements ready for new enterprise

Mount Morgan offers convenient schooling with Mount Morgan State High School directly opposite the property, along with Mount Morgan Central State School and St Joseph's Catholic Primary School nearby. The town

provides a welcoming country community only 30 minutes from Rockhampton, making it attractive for families, workers and small business operators. With Mount Morgan continuing to grow through tourism, mining interest and regional infrastructure investment, the area presents an ongoing opportunity for business and accommodation ventures.

13 Central Street is an outstanding opportunity for entrepreneurs, investors or owner-operators seeking a strategic freehold with multiple income streams in a historic and evolving regional centre.

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

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