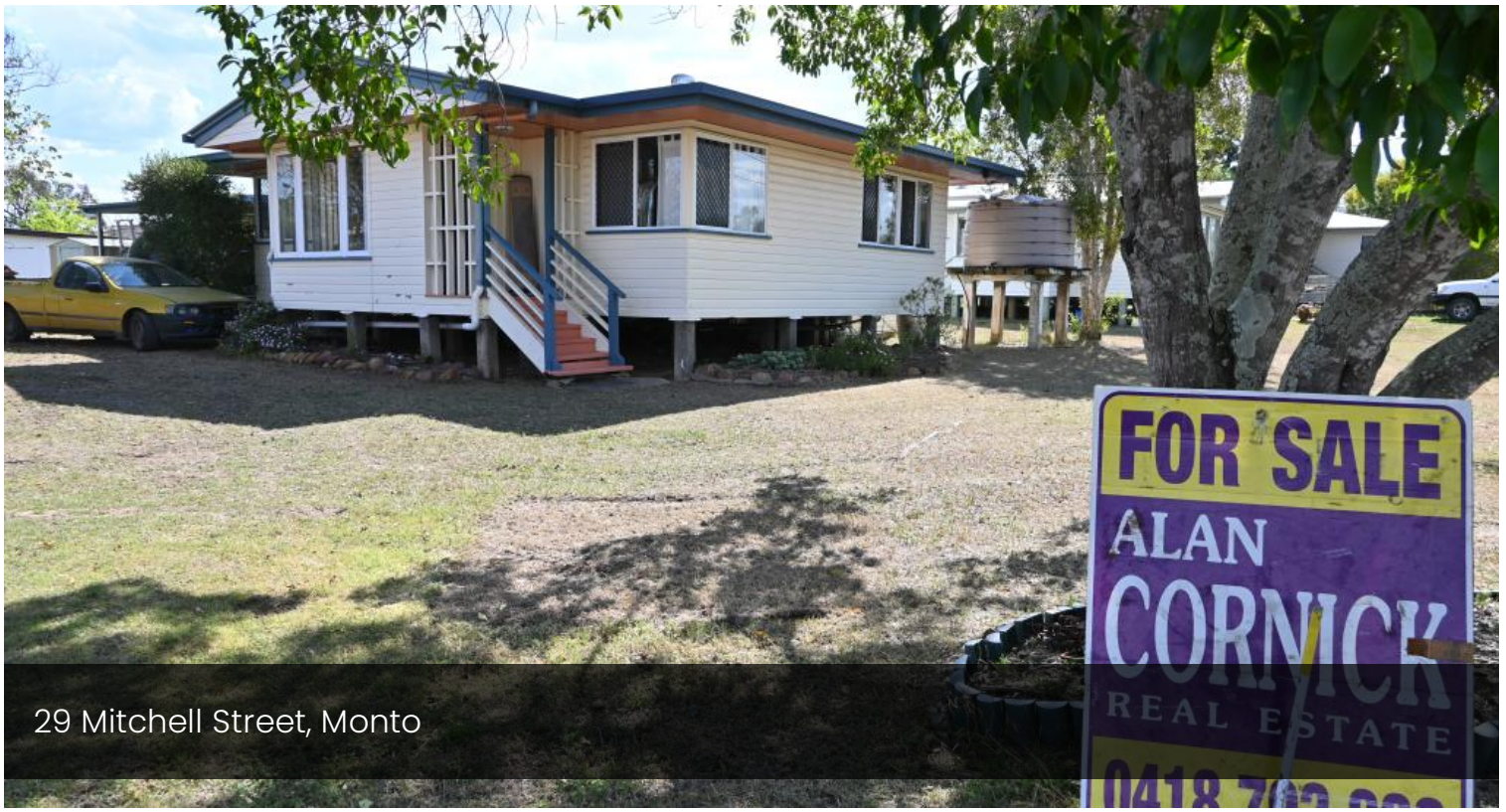


29 Mitchell Street, Monto







House with Semi Detached Granny Flat – Dual Income Potential in Monto QLD

3 1 4

Price	$399,000 negotiable
Property Type	Residential
Property ID	1214

Located in the friendly North Burnett township of Monto, this semi modern Chamfer board house on concrete stumps offers flexibility, affordability and the rare bonus of a semi-detached Besser block granny flat — making it attractive for homeowners or investors seeking strong regional returns.

Set on a breezy corner 832m2 allotment, the home captures natural airflow and country charm. The property has been refreshed and presents in very good condition and enjoys the ease of aluminium windows.

Inside the main residence you will find a semi-modern kitchen with a walk in pantry room, a comfortable separate lounge and 3 well-sized bedrooms – 2 with built-in

Agent Details

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Office Details

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wardrobes. Air-conditioning in the lounge and main bedroom provides year-round comfort while the elevated corner position allows the home to enjoy the natural breezes.

A large paved under roof breezeway separates the house from the granny flat and an absolute bonus is the deep double carport which should accommodate up to 4 vehicles.

The semi-detached studio type granny flat offers excellent versatility — perfect for visiting family, dual-living arrangements or additional rental income.

Property Features

- Presented in very good condition
- Semi-modern kitchen and comfortable living space
- Bedrooms with built-in wardrobes
- Air-conditioning for year-round comfort
- Corner position capturing cooling breezes
- Semi-detached granny flat for guests or rental income
- Excellent opportunity for investors or first-home buyers

Investment Potential

Affordable properties with dual-living options are highly sought after in regional Queensland.

Indicative rental estimates in Monto suggest:

- Main residence: approx. $300 – $360 per week
- Granny flat (if rented separately): approx. $180 – $240 per week

Potential combined return:$480 – $600 per week

Depending on purchase price, this could represent a gross

yield of approximately 7% – 10%, which is considerably stronger than many metropolitan markets.

Enjoy the Benefits of Living in Monto

Monto offers a relaxed rural lifestyle while still providing excellent local services and infrastructure within the North Burnett Region.

Education

- Monto State School
- Monto State High School

Health Services

- Monto Hospital
- Local medical centre, pharmacy and allied health services

Shopping & Everyday Conveniences

- Supermarket and local grocery stores
- Cafés, bakery and takeaway options
- Hardware and rural supply stores
- Banking services and post office

Lifestyle

- Friendly country community
- Popular stopover for travellers and grey nomads
- Access to fishing, camping and outdoor recreation
- Beautiful rural scenery and relaxed pace of life

Rockhampton - 230km; Bundaberg 150km: Gladstone 200km; Biloela 100km; Gayndah 80km; Brisbane 480km

This property represents an affordable entry into the market with genuine income potential.

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

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