

**33 Dee Street, Mount Morgan, QLD, 4714**



**House For Sale**

Saturday, 30 November 2024

33 Dee Street, Mount Morgan, QLD, 4714

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## **Perfect Starter Home or Investment**

Ideal for an investor or an owner occupier to get onto the property ladder, this weatherboard cottage will impress the budget conscious, while still providing a home that is comfortable and inviting.

Neatly tucked onto this fully fenced, level block of just under 500sqm, property has a few additional bonuses that you'll be pleased to find. There is a nursery area, an undercover entertainment area (or private relaxation spot!) and an older single lock up car shed or workshop.

Inside the home you'll find 2-bedrooms, a large L shaped lounge room, and a separate spacious formal dining room or second lounge. Towards the rear of the home is the kitchen with ample room to have meals at the raise bench seating area. You'll find a rear vestibule area off this that leads out to the backyard of the property.

The property has potential for long-term growth, with the layout easily reconfigured to become a 3 or possibly even 4 bedroom home with minimal expenditure or keep it exactly as it is, and enjoy being mortgage free long before retirement!

Back outside this property really shines with the home fully restumped with steel posts. It also features two street access, with the front street providing plenty of carparks and the rear having access to the shed, as well as additional space both inside and outside of the fence to park a car, boat, RV or add to the gardens.

The property is under a 5-minute walk to Mount Morgan's local shops, grocery, primary and secondary schools, a couple of doctor's practices, post office, hardware and much more.

With Mount Morgan less than a 30-minute drive to Rockhampton and Gracemere and only 45-minutes to the regional airport, you're never far away from wherever you could need to be. Call today and book your inspection before this one get snapped up like all the rest!