

**42 Gordon Street, Mount Morgan, Qld 4714**



**House For Sale**

Friday, 3 May 2024

42 Gordon Street, Mount Morgan, Qld 4714

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



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**\$289,000.00**

This charming, character packed weatherboard cottage sits up on high, with views of the township below. And in the distance? A vista of the mountain ranges and the town's namesake, the historic "Golden Mount. Mine". At the top of a no-through road, this 2-bedroom + Sleepout cottage is in a premium location. Fitted out with a modern kitchen, bathroom and laundry while holding onto much of the original heritage features. The home is surprisingly spacious, offering the capacity to become a 3-bedroom home via converting the sunroom/sleepout into the 3rd one. The kitchen beautifully marries the heritage heart of the home with its modern conveniences. A prime example is the built-in-pantry with tongue and groove timber doors on the kitchen side, piggybacked to an inset for the vanity on the bathroom side's wall. It is well thought out and beautifully executed.

The home still has the original solid timber doors, and casement and hung, sash style window which amazingly all still operate freely. Underneath the home is the laundry room, which outlooks to the backyard, affording a sweeping view of the majority of the large 1012sqm block. There is a fully fenced section at the front with the remainder partially fenced, providing off street parking to the right side of the home. Moved to the site it sits on less than 20 years ago, the home was fully restumped, rewired and replumbed when it was set in position. Need more than it's two bedrooms? The sunroom would easily convert into a 3rd bedroom and the house would still offer a study, lounge and formal dining room for living areas. A less than 2 minute drive will see you at the heart of Mount Morgan with it's primary and secondary schools, shops, grocery, hardware, multiple doctor's surgeries and hospital. At a 30 minute drive to Rockhampton, under 45 minutes to the regional airport and 25 minutes to the Gracemere shopping world, you are never far from anything you might need.