



41 Dee Street, Mount Morgan

## Cracker Investment or Perfect First Home - Mount Morgan

This neat and tidy 3 bedroom, 1 bathroom home is move-in ready and loaded with value for both savvy investors and owner-occupiers alike.




Step inside to find fresh paint throughout, brand-new floor coverings, and new carpet in the bedrooms. The kitchen and bathroom are tidy and functional, and each bedroom is fitted with brand new air conditioners for year round comfort.

Outside, the home sits on a manageable block and offers plenty of scope to add your own touches over time.

With a rental appraisal up to \$460 per week, this property presents strong returns in a growing regional market.

Now is the time to invest in Mount Morgan, with major projects already underway:

- Mount Morgan Tailings Processing & Rehabilitation Project - reopening the historic mine, bringing jobs and fresh opportunities to the town.
- Mount Morgan Pipeline Project - delivering a secure and sustainable water supply for the future.

3  1  0 

### FOR SALE

Offers Over \$345,000.00 Considered

### AGENTS

Jade Carr  
0439 989 636  
jade.carr@ljhooker.com.au

Kandi Latimer  
0417 616 490  
kandi.latimer@ljhooker.com.au

### AGENCY

LJ Hooker Rockhampton  
(07) 4922 2122

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Opportunities like this don't last long. Whether you're looking for your first home or a set-and-forget investment, this is your chance to secure a bargain in one of Central Queensland's most promising growth towns.

Call Jade Carr on 0439 989 636 or Kandi Latimer on 0417 616 490 today to arrange your inspection.

### MORE DETAILS

Property ID	7K6HVW
Property Type	House
Land Area	387 m2

#### **Jade Carr 0439 989 636**

Principal | Licensed Real Estate Agent | Commercial Sales and Leasing | [jade.carr@ljhooker.com.au](mailto:jade.carr@ljhooker.com.au)

#### **Kandi Latimer 0417 616 490**

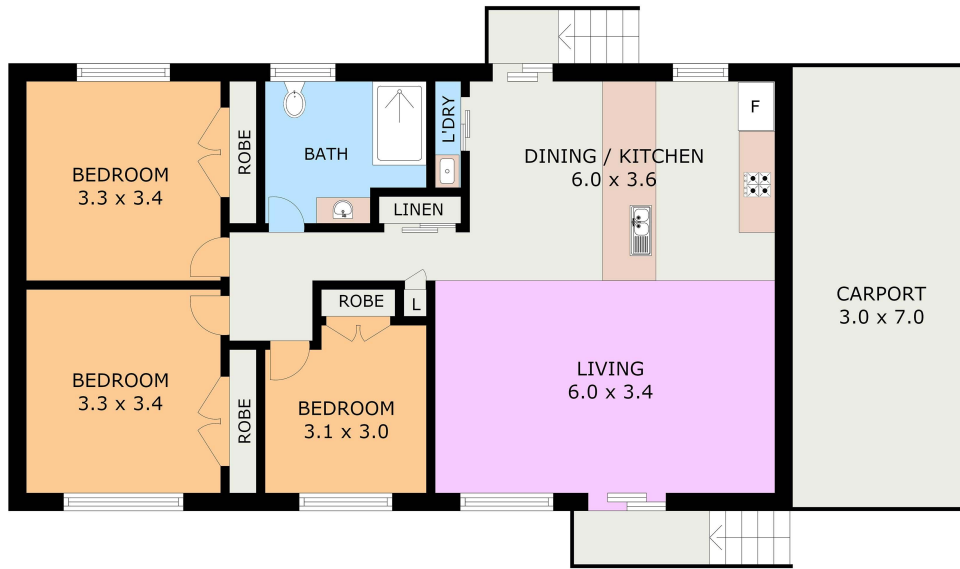
Sales Consultant | [kandi.latimer@ljhooker.com.au](mailto:kandi.latimer@ljhooker.com.au)

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