







IF ONLY WALLS COULD TALK...

Every now and then, I walk into a home that makes me feel something special. Welcome to 41 Moorehouse Gully Road, Amamoor.

With a history dating back to 1908, this beautiful old Queenslander has been lovingly preserved, still showcasing all the grace and charm of her era.
If only you could pour yourself a glass of wine, sit quietly and listen to the stories she could tell.

A magnificent butterfly staircase welcomes you to the home, leading to generous L-shaped enclosed verandas filled with natural light.
The central hallway, with its beautifully formed archways, separates two large bedrooms before opening into the formal lounge and dining rooms.

Each room has its own personality, with intricate pressed metal ceilings, decorative ceiling roses, wide ornate cornices, VJ walls and beautiful period features.

Both bedrooms feature original timber floors, with the main bedroom comfortably accommodating a timber four-poster bed and opening onto the enclosed verandas.

The nostalgic Art Deco kitchen adjoins an informal meals and sitting area, overlooking an outdoor space just perfect for a timber setting. A generous combined bathroom and laundry, separate toilet and ground-level rear access

2 1 2 16.33ha

Price	$1,250,000
Property Type	Residential
Property ID	1091
Land Area	16.33 ha
Floor Area	139 m2

Agent Details

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complete the home.

Imagine the joy of bringing this beautiful old girl into today's world, celebrating her original features while introducing the comforts of contemporary living.

With relatively recent roofing and guttering, and much of the exterior prepared for painting, she's ready for her next chapter. Underneath the home, a spacious concreted area provides vehicle accommodation and further possibilities.

Nearby sits the most delightful little original cottage, with coloured glass casement windows, timber flooring, an old slow-combustion cooker and covered front veranda. What a wonderful opportunity to create an art studio or quirky retreat.

Nestled amongst lush green hills, established trees and beautifully maintained lawns, nature provides all the landscaping this property needs.
The 40 acres of predominantly grassed country, rise from the homesite through undulating to steeper terrain, with rich, productive red soils, approximately 200 mature avocado trees and a bore supplying water via an elevated tank, offering opportunities for both grazing and horticulture.

All this, just three kilometres from Amamoor village, under 20 minutes from central Gympie and less than 10 minutes from the freeway.

To find out more, or arrange your personal inspection, contact Leanne Vincent or Ron Jeffery from RJR Property.

Some homes need to be reinvented. This one simply needs someone who appreciates what she already is and can see just how beautiful she could become.

Preserving the past, embracing the future … it's a lifestyle choice!