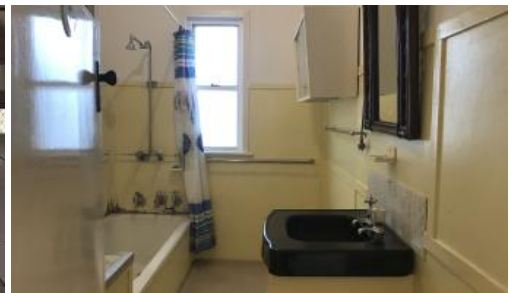




8 Campbell St, Oakey



Calling All Renovators

CALLING ALL RENOVATORS

Large 1,338m Block

Great returns await the new owner of this original 3-bedroom timber home. While the majority of the home is original, it is well-maintained and able to be lived in as is, which means, you can live in and renovate over time or get stuck in for a quick update to either flip or maximise your rental return.

The 3 bedrooms are all of good size with the 2 largest rooms (measuring 4.4m x 3.5m). Likewise, the kitchen is of good size with ample storage and easily configured to add more space to incorporate a kitchen/dining area. The bathroom, also original, is of good size and currently has a shower over-bath and vanity, however, has enough space for a separate shower and bath or to add a second toilet. The lounge room is of good-size and has exposed timber floors, just ready for a sand and polish. To the rear of the home is a separate toilet and laundry area.

There are 2 window air conditioners and a ceiling fan, and all of the windows have been updated to aluminium sliding windows and all are screened with the front and back door security screened as well. There are 9ft (2.7m) ceiling throughout the home and with large windows throughout and whirlybirds in the roof makes for a cool home during summer. The roof itself has been totally replaced in the last few years.

Outside there are 3 garden sheds and double-sized car accommodation/shed (7m x 6.5m) and a greenhouse/avery. The large 1,338m² block has rear access off Aubigny Street and plenty of room to

3 1 2

Price SOLD for \$154,000

Property Type Residential

Property ID 18

Agent Details

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Office Details

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PICKET FENCE
PROPERTIES
SELLERS' AND BUYERS' AGENTS

expand.

This is priced to sell, so make the most of the historical low interest rates and snap a bargain that will ensure some great returns.

'As is' rent appraisal: \$200-\$220 per week (6.4% return)

'Renovated' appraisal: \$300-\$320 per week (8% return)

Rates: \$1092.65 (½ year)

Water: \$292.59 (½ year)

INSPECTIONS:

Due to the current COVID-19 virus and the need to adhere to current social distancing policies, there will be no Open for Inspections, however private inspections can be arranged under a script framework; including no hand-shaking, no touching of door handles, no opening cupboards or windows etc.

For information or to arranged your inspection, contact Bryan on 0414 568 936 or email bryan@picketfenceproperties.com.au

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.