



6 David St, Oakey



## Nothing To Do – Just Move In

Attention Investors - 7% Returns

This well presented 3-bedroom home is well positioned, nestled away in a quiet cul-de-sac within walking distance to primary and secondary school and town, and the best news is, all the hard work done (never mind the expense) and ready to move straight in to.

With new floor coverings in the living and dining area and new carpet in all 3 bedrooms. There are also new curtains and paint throughout, new light fittings and even new kitchen appliances.

The kitchen has ample storage and bench space with a large sit-up breakfast bar. The bathroom has also been refreshed with new tapware, vanity and shower screen. There is additional storage space with a large utility cupboard in the laundry and lined cupboard in the hallway. Through the laundry is where you access the separate toilet and access to the large enclosed outdoor space. This outdoor space is perfect for year-round entertaining or can be used as an additional living space/kids area/games room.

### Outside

The large 950 sqm block affords ample space for play and pets and a double Colourbond lock-up powered garage (6m x 6m) and an additional 3m x 3m garden shed. The yard is fully fence with established gardens and trees and backs onto the rear of the primary school (not neighbours). There is also a recently cemented single carport adjoining the house that could be

3 1 2 950 m2

**Price** SOLD for \$247,000

**Property Type** Residential

**Property ID** 29

**Land Area** 950 m2

### Agent Details

Bryan Gray - 0414 568 936

### Office Details

Picket Fence Properties  
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**PICKET FENCE**  
PROPERTIES  
SELLERS' AND BUYERS' AGENTS

used for an outdoor entertaining space with access to the living/dining area.

Other Features:

- 3kw Solar System
- Security screens and doors throughout
- Air-conditioned living/dining area
- Ducted air-con system (vents in all rooms – needs new compressor)
- Rent appraised \$320-\$340 per week (7% gross return)

Rates:

General	\$906.02
Water	\$304.59

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