

# 13 Campbell Street, Oakey, Qld 4401



## House For Sale

Wednesday, 26 June 2024

13 Campbell Street, Oakey, Qld 4401

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2026 m2**

**Type: House**



Wayne Laughton

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**\$469,500**

Is this the ultimate 'work from home' opportunity you have been waiting for? If you don't require a home office the current office would make an amazing man cave or workspace for many different hobbies. Need room for elderly parents, extended family or teenage kids? This area could be converted into a granny flat. There are many possibilities for this space. Home features include a polished timber kitchen with dishwasher, electric stove top, oven, overhead cupboards, open plan kitchen/dining/lounge which includes two air conditioners and a wood fire. French doors lead to a Northeast light filled veranda, perfect for a morning winter cuppa. Ducted evaporative air through living areas and 2 large double sized bedrooms (with a built-in cupboard to the master bedroom) and ceiling fans. Bathroom 1 has a toilet and a shower over a cozy sized bath and bathroom 2 has a shower over an extra-large bath and a second toilet. Outside there is plenty of space available for family gatherings under the huge Northern facing outdoor entertaining area. The enormous, converted garage includes a laundry plus a third toilet has been added to service the Professional Home Office. Power points, lighting and Datalink cables have been run throughout. Other features of this professional workspace include a built-in reception area, an air conditioner in the main work area and a private airconditioned office. Attached to the Office space is another 6m x 6m Workshop with a 6m x 3m mezzanine plus an attached 6m x 7m Carport. The 'selectively' privately fenced ½ Acre block screens out Neighbour's where needed but looks out over open space where appropriate. Energy efficient with Solar power system. This property is well serviced with Toowoomba town water, sewage and rainwater storage. Conveniently located close to schools and local shopping with main street frontage giving an ideal visual location for your home-based business signage (subject to council approvals). This is a truly unique property and very difficult to replicate. Situated Only 30 minutes from Charlton Wellcamp Industrial, Toowoomba Wellcamp Airport/ Industrial precinct, recently reopened New Hope Mine and the Oakey Army Aviation Base. Investors keep a keen eye on Oakey. It is surrounded by expanding industries on all sides. Oakey is also underpriced when compared to other similar towns across the Darling Downs. Don't miss this wonderful opportunity! Call Wayne for an inspection.