



12 Charles Street, Berserker

Pink Blooms, Picket Fences & Cottage Charm

Some homes just make you smile the moment you arrive, and 12 Charles Street is absolutely one of them. With a gorgeous flowering arbour spilling pink blooms over the entrance and a classic white picket fence out front, this beautifully restored cottage has instant charm before you have even reached the front stairs.

Walk up the front stairs and onto the sweetest little deck, the perfect spot for a quiet morning, an afternoon wine or simply watching the world go by. Step through the beautiful French doors and you are immediately welcomed by stained glass, tongue-and-groove walls and all the warmth and personality you hope to find in a character home. The current owner has done an amazing job bringing the home back to life, with a fresh new kitchen and bathroom and a layout that now feels both practical and beautifully considered.

At the heart of the home is a bright, functional kitchen with an island bench, plenty of storage and a layout that makes cooking, chatting and entertaining feel easy. The main bathroom has also been completely refreshed and features a fabulous walk-in shower, while a cleverly incorporated second laundry area makes everyday life just that little bit easier.

3 2 2

FOR SALE
\$595,000

VIEW
Sat 17th Oct @ 9:00AM - 9:30AM

AGENTS
Kandi Latimer
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AGENCY
LJ Hooker Rockhampton
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There are three comfortable bedrooms, with air-conditioning throughout most of the home. The main bedroom is particularly impressive, offering a functional walk-in robe and a generous ensuite with its own separate toilet. Bedroom two also includes a walk-in robe/storage area, while the third bedroom is perfect for guests, children, a home office or whatever suits your lifestyle.

Out the back, the porch has been extended to create a much more useful everyday space, ideal for storage, kicking off shoes after a walk, grabbing the dog lead or simply sitting for a moment before heading inside. And the location only adds to the appeal. Set in a quiet street and just a short stroll from Kershaw Gardens, you've got walking tracks, parklands and the enclosed dog park all close by.

Outside, the home has been freshly painted in beautiful, light colours and sits on a generous 943m² allotment, giving you plenty of yard to enjoy.

Features you will love

- Beautiful character cottage
- Gorgeous pink flowering entry
- White picket fence
- Front deck perfect for afternoon drinks
- French doors
- Stained glass windows
- Tongue-and-groove walls
- Renovated kitchen with island bench
- Excellent kitchen storage
- Renovated main bathroom with walk-in shower
- Three bedrooms
- Main bedroom with walk-in robe and ensuite
- Second bedroom with walk-in robe/storage
- Air-conditioning
- Clever second laundry space
- Extended rear porch
- Fresh exterior paint
- Generous 943m² block
- Quiet street
- Easy walk to Kershaw Gardens and dog park

This isn't a home trying to be something it's not. It is simply a beautifully restored, happy little cottage with loads of personality, a fabulous layout and that lovely feeling you only really understand once you walk through the door. 12 Charles Street is ready for its next owner to fall in love with it.

Contact Kandi Latimer on 0417616490 and Jade Carr on 0439989636 at LJ Hooker Rockhampton to arrange your inspection.

MORE DETAILS

Property ID	80MHVW
Property Type	House
Land Area	943 m2

Kandi Latimer 0417 616 490

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