



161 Mostyn Street, Berserker

## Big Block, Solid Opportunity - 809m<sup>2</sup> in Berserker

Positioned on a generous 809m<sup>2</sup> block in Berserker, this 2 bedroom home offers a straightforward opportunity for investors or first home buyers looking to enter the market at an affordable level.

Currently tenanted, it provides an immediate return for investors, while also offering future flexibility for those looking to move in down the track.

The home itself is simple and functional, with two bedrooms and the essentials in place, but where this property really stands out is the block. With good access down both sides of the house, the yard opens up to a surprisingly usable space, giving you options to make the most of it over time.

Whether you are looking to add further improvements, create additional space, or simply secure a solid parcel of land in a convenient location, there's plenty of potential here to explore (subject to council approval).

Located close to local shops, schools and amenities, this is a practical purchase in a market where affordability and land size are becoming

2 1 0

### FOR SALE

Offers Over \$449,000 Considered

### VIEW

By Appointment

### AGENTS

Kandi Latimer

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Jade Carr

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### AGENCY

LJ Hooker Rockhampton

(07) 4922 2122

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increasingly hard to find.

Priced to sell, this is an opportunity not to overthink, just a good, honest property with room to grow.

Call Kandi Latimer on 0417616490 or Jade Carr on 0439989636.

## MORE DETAILS

Property ID	7TYHWW
Property Type	House
Land Area	809 m2
Including	Toilets (1)

### Kandi Latimer 0417 616 490

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### Jade Carr 0439 989 636

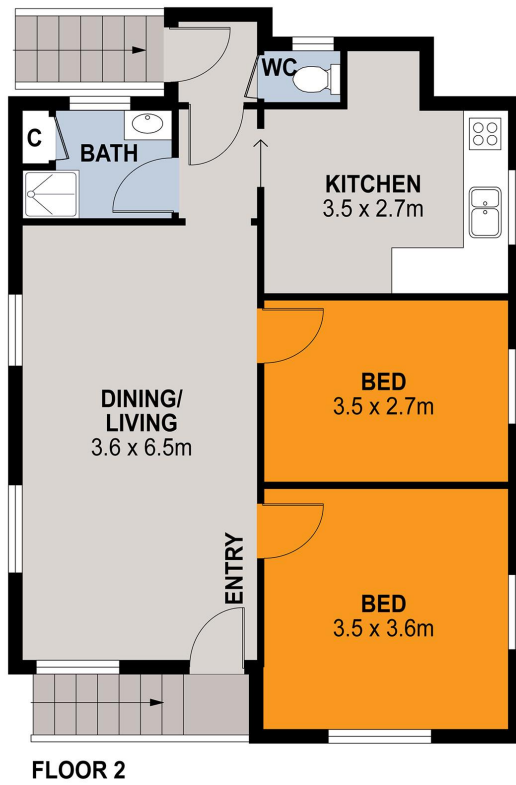
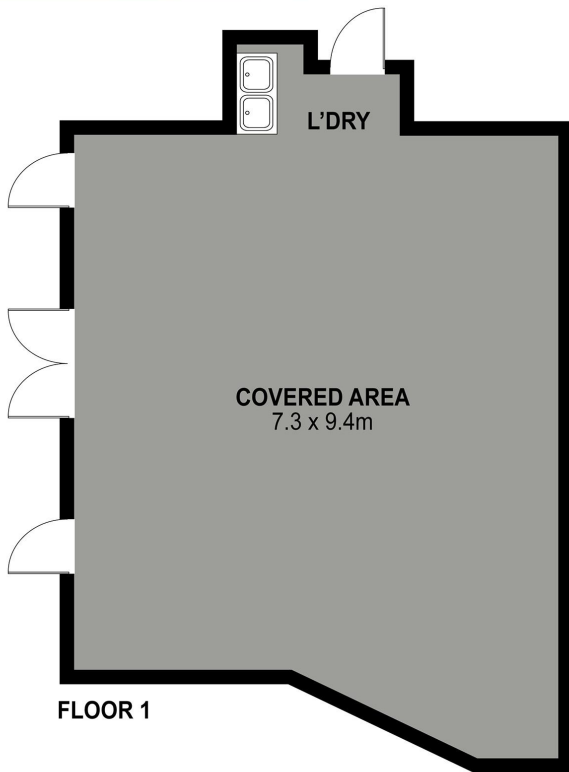
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ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Floor plan by: [www.open2view.com.au](http://www.open2view.com.au)

