



## Berserker, 18 Hallett Street

### Calling All Investors

A hidden gem is hard to find and near impossible to replace, especially one like this! Welcome to 18 Hallett Street, Berserker, Currently tenanted until October 2025 and currently receiving \$460 per week in rental income, this property is an investor's gem waiting to shine in your portfolio.

Homes like this are few and far between and need to be seen to truly appreciate all that is on offer.

Features include:

New Roof and Restumped: Ensuring structural integrity and peace of mind.

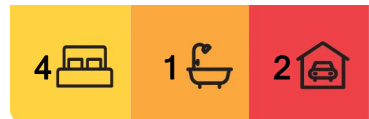
Modern Kitchen: Plenty of space, overlooking the backyard for added convenience.

Comfortable Living Spaces: Airconditioned lounge and a separate dining room for versatile living.

Outdoor Living: Relax and unwind on your very own back deck, perfect for entertaining or



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$399,000.00 Considered

**View**  
[ljhooke.com.au/77VHVW](https://ljhooke.com.au/77VHVW)

**Contact**  
**Brit Carr**  
0407 228 860  
brit.carr@ljhooke.com.au  
**Harry Leonard**  
0488 101 459  
harry.leonard@ljhooke.com.au

**LJ Hooker Rockhampton**  
**(07) 4922 2122**

enjoying the serene open space.

Ample Parking: A massive carport offers plenty of space for vehicles and more.

HUGE Block: Set on a generous double block, providing 1,012m<sup>2</sup> for endless opportunities.

Everything has been done for you! Whether you're looking for a smart investment or a future home to enjoy, this property has it all. All that's left is to seize this incredible opportunity!

Don't miss out - contact us today to arrange your inspection!

## More About this Property

<b>Property ID</b>	77VHVW
<b>Property Type</b>	House
<b>Land Area</b>	1012 m2

### Brit Carr 0407 228 860

Principal | Licensed Sales Agent | [brit.carr@ljhooker.com.au](mailto:brit.carr@ljhooker.com.au)

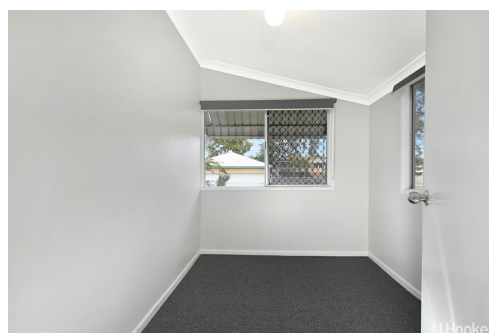
### Harry Leonard 0488 101 459

Sales Associate | [harry.leonard@ljhooker.com.au](mailto:harry.leonard@ljhooker.com.au)

### LJ Hooker Rockhampton (07) 4922 2122

222 Bolsover Street, ROCKHAMPTON QLD 4700

[rockhampton.ljhooker.com.au](http://rockhampton.ljhooker.com.au) | [rockhampton@ljhooker.com.au](mailto:rockhampton@ljhooker.com.au)



**LJ Hooker Rockhampton**  
**(07) 4922 2122**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



18 Hallett St, Berserker



All information contained herein is gathered from sources we believe to be reliable.  
However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



**LJ Hooker Rockhampton**  
**(07) 4922 2122**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.