



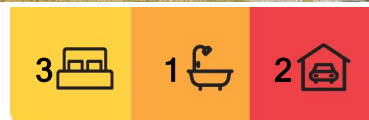
## Berserker, 92 Berserker Street

First Home or Smart Investment - You Decide!

Introducing 92 Berserker Street, Berserker, a high-set gem offering unbeatable value in one of Rockhampton's most sought-after investment suburbs. Whether you're a savvy investor seeking reliable returns or a first home buyer ready to enter the market, this versatile home ticks all the boxes.

Internal Features - Upstairs:

- Modern Kitchen (Only 4 Years Old): Stylish, functional, and ready for everyday use
- Generous Living Area: Bright and welcoming, the open-plan layout creates a relaxed space for entertaining or winding down after work.
- Three Well-Sized Bedrooms: Comfortable and functional - ideal for families, couples, or house-sharing tenants. Two bedrooms include air-conditioning for year-round comfort.
- Laundry Nook: Practical and space-saving, conveniently located to keep day-to-day living simple and efficient.



**For Sale**

Offers over \$465,00.00 considered

**View**

Sat 26th Jul @ 9:00AM - 9:30AM

**Contact**

**Jesse Parkin**

0413 530 998

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**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.

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

#### Internal Features - Downstairs:

- Fully Enclosed Multi-Purpose Room: A huge bonus space that adds serious value - ideal for a rumpus room, teenage retreat, games room, or home business.
- Kitchenette and Second Toilet: Adds convenience and opens up dual-living potential - rent out the space or use it as a self-contained area for extended family.
- Direct Access to Double Lock-Up Garage: Secure, covered parking with internal access provides peace of mind and storage flexibility for owners or tenants.

#### External Features:

- Massive 1019m<sup>2</sup> Block: Loads of space for kids, pets, gardens, or future extensions.
- Side Access for Vehicles, Boats or Caravans: A huge drawcard for tenants and buyers alike . Park the toys, trailers, or work gear with ease.
- 4 x 4m Garden Shed: Great for additional storage or a tidy workshop setup, ready to go for the home handyman or hobbyist.
- New Roof (Only 3 Years Old): A major expense already taken care of providing long-term durability and reducing future maintenance costs.

Current tenants have called this property home for 13 years. This property has a proven track record of strong, stable rental returns. Long-term tenants love the convenience, layout, and space - and so will future renters or new owners.

#### Location Highlights:

- Schools:
- Berserker Street State School - 400m (easy walk for families)
- St Mary's Catholic Primary - 1.3km
- North Rockhampton High School - 1.5km

#### Shops & Services:

- Park Avenue Shopping Centre - 1.5km
- Stockland Rockhampton - 2.3km
- Allenstown Square - 4.2km

#### Healthcare:

- Hillcrest Private Hospital - 3.9km
- Rockhampton Hospital - 4.3km

#### Why You'll Love This Property:

- Ideal for families, first home buyers, or investors
- Excellent return potential with dual-living possibilities
- Fantastic tenants already in place
- Rare block size and flexibility in a high-demand location

Opportunities like this are few and far between. Secure a prime property in one of Rockhampton's most in-demand suburbs.

Contact Jesse today to book your inspection - this one will not last!



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## More About this Property

<b>Property ID</b>	7FGHVW
<b>Property Type</b>	House
<b>Land Area</b>	1019 m2
<b>Including</b>	Air Conditioning Solar Hot Water

**Jesse Parkin 0413 530 998**

Sales Consultant | [jesse.parkin@ljhooker.com.au](mailto:jesse.parkin@ljhooker.com.au)

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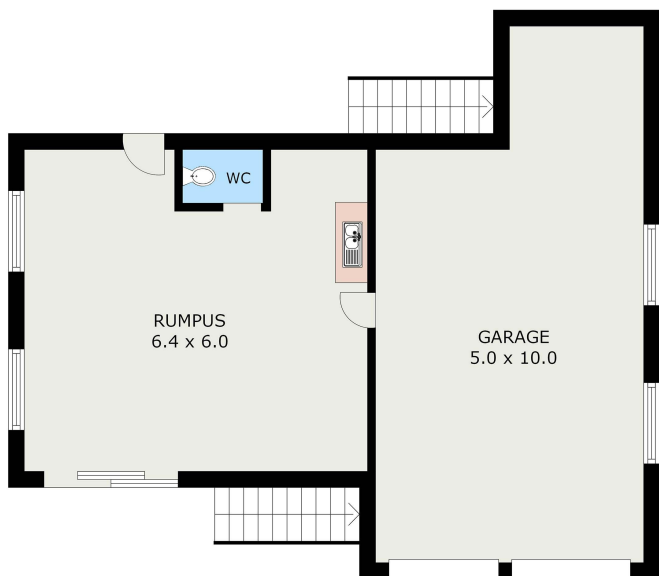
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92 Berserker St, BERSERKER



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