

92 Berserker Street, Berserker

## 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.

### 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.

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### FOR SALE

Offers over \$465,00.00 considered

### AGENTS

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### AGENCY

LJ Hooker Rockhampton  
(07) 4922 2122

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- 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
- Allentown 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!

## MORE DETAILS

Property ID	7FGHVW
Property Type	House
Land Area	1019 m <sup>2</sup>
Including	Air Conditioning Solar Hot Water

**Jesse Parkin 0413 530 998**

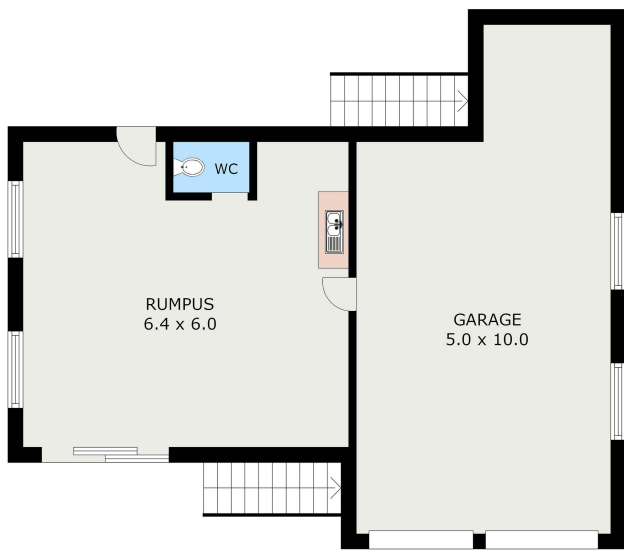
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