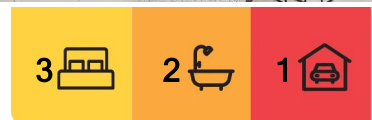


## Berserker, 7/45 Edward Street

### Embrace Quiet Comfort

Welcome to 7/45 Edward Street in Berserker! This charming 3 bedroom, 2 bathroom unit presents an excellent opportunity for first home buyers or investors looking to expand their portfolio. Featuring a spacious living area, a modern kitchen with ample storage space, and a single garage, this property offers all the comforts for convenient living. The bedrooms are generously sized, and the master bedroom boasts an ensuite for added convenience. Located in a highly convenient area close to schools, shops, and public transport, this property combines comfort with accessibility. Additionally, this unit is currently tenanted, providing a rental return of \$500 per week, with a lease agreement in place until February 2025.

Don't miss out on this fantastic opportunity! Contact us today for more information or to arrange a viewing.



#### For Sale

Offers Over \$349,000.00 Considered

#### View

[ljhooker.com.au/6TTHVW](https://ljhooker.com.au/6TTHVW)

#### Contact

##### Brit Carr

0407 228 860

[brit.carr@ljhooker.com.au](mailto:brit.carr@ljhooker.com.au)

##### Harry Leonard

0488 101 459

[associate.rockhampton@ljhooker.com.au](mailto:associate.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.

## More About this Property

Property ID	6TTHVW
Property Type	House
Land Area	108 m <sup>2</sup>

**Brit Carr 0407 228 860**

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

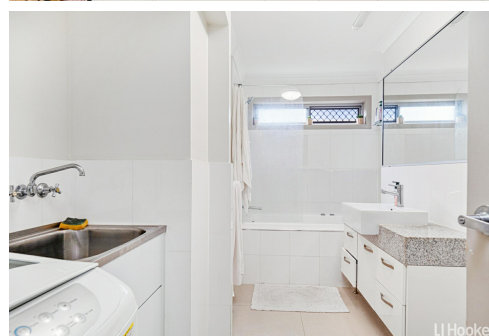
**Harry Leonard 0488 101 459**

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

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

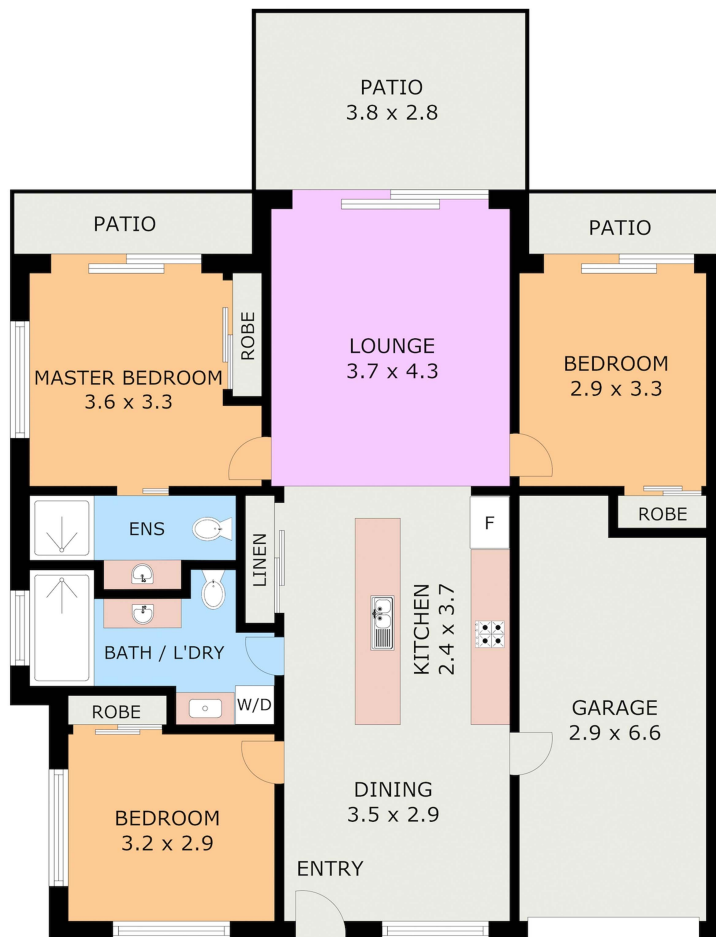
222 Bolsover Street, ROCKHAMPTON QLD 4700

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



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Unit 7, 45 Edward St, Berserker



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