

**7929 Dune  
Avalon, NJ 08202**

**Asking \$585,000.00**



**COMMENTS**

**LOCATION, LOCATION, LOCATION!** This **BEACH BLOCK** property offers one of the best locations in Avalon and is super-affordable for all that it offers on this First-Class Island! The ideal Park-n-Walk location is within easy walking distance of the beach, restaurants, beach bars, Public Recreation (spanning from 80th to 82nd Street and including basketball, tennis & pickle ball courts, baseball & soccer fields & a playground), sunsets on the bay at the Promenade on 80th Street, fishing & crabbing at the 83rd Street Public Dock, and all sorts of shops & restaurants in downtown Stone Harbor! The Oceanview Condominiums offer a large pool, and 4 outdoor patio areas: the patio around the pool, the adjacent grilling & lounge area, and two patio areas on the 2nd Floor East & West ends of the building! This is a 2nd Floor unit offering its own outdoor patio area, a nice size Living Area, a fully equipped kitchen, one Bedroom and one Bathroom. There is also a queen size sofa bed in the Living Area. The owner just made a significant financial investment in a new HVAC system (2023) and a new hot water heater in February of 2024! The property is open year-round and offers a weight room, barbeque facilities, off-street parking for one vehicle, shared/common laundry facilities and locked storage for your beach gear! The \$1,059/Quarter Condo Dues include insurance for the Building, water & sewer, Wi-Fi, maintenance of the pool, the building & the grounds, and funding of the Association's Reserve Fund. If you're looking to use this as a Rental Property, the unit has tremendous potential due to the blend of attractive features noted above, and particularly the fact that you can "Park-n-Walk" to all sorts of popular destinations on a year-round basis, which enhances the ability to secure off-season rentals for a well-rounded rental season. The unit was just recently placed onto the rental market with a peak weekly rental rate of \$2,375.

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Wall To Wall Carpet	1 Car	Living Room	Range
Tile Floors	Assigned Parking	Kitchen	Microwave Oven
	Black Top Driveway		Refrigerator
			Dishwasher
			Smoke/Fire Detector
AlsoIncluded	Heating	Cooling	HotWater
Furniture	Electric	Central Air	Electric
	Heat Pump	Ceiling Fan	
Water	Sewer		
City	City		

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Ask for Brandon Howell  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bah@bergerrealty.com](mailto:bah@bergerrealty.com)

