

# Berger Realty

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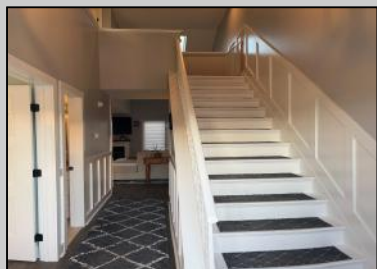


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



113 Austin  
Lower Township, NJ 08260

Asking \$699,000.00



## COMMENTS

This Austin Avenue Gem is Ideally Located in Diamond Beach. Just a Short Walk to Restaurants, Mini Golf, and Private Sandy Beaches (ie The Diamond Beach Club, where this property offers a Perpetual/Discounted Beach Easement! Featuring 3 Spacious Bedrooms & 2 Full Baths, the Floor Plan has So Much to Offer You. This Townhouse Style Condominium is PERFECT for Summer Vacations or as Your 2nd Home. The 1st Floor offers 1 Bedroom (currently used as a Den), a Full Bath, Recently Renovated Kitchen (countertops, cabinetry), Living Area with Fireplace (deemed non-functioning), Dining Area, and Laundry. Upstairs you will find 2 Bedrooms & a Full Bath - accessible from either the Primary Suite or the Hallway. Outside, you will Find a Spacious Deck, Outdoor Shower, 2-Car Parking, & Storage. This Unit offers Southern Exposure too - which Allows for Plenty of Natural Light. Other Recent Upgrades include newer HVAC/heat pump, Dishwasher, OTR Microwave, some Flooring & Paint). You will NOT be disappointed! Call Today to Set-up Your Appointment or for More Information. Advanced Notice Required for Showings. Furniture Negotiable.

## PROPERTY DETAILS

| UnitFeatures      | ParkingGarage | OtherRooms               | AppliancesIncluded |
|-------------------|---------------|--------------------------|--------------------|
| Fireplace         | Parking Pad   | Living Room              | Oven               |
| Kitchen Island    | 2 Car         | Kitchen                  | Microwave Oven     |
| Laminate Flooring |               | Dining Area              | Refrigerator       |
|                   |               | Laundry/Utility Room     | Washer             |
|                   |               | Storage Space            | Dryer              |
|                   |               | 1st Floor Master Bedroom | Dishwasher         |
|                   |               |                          | Disposal           |



Ask for Dawn Warren  
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Cooling: Central Air  
Electric: Call to: dew@bergerrealty.com

Sewer  
City

