



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 \$699,500.00





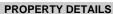






COMMENTS

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, 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 *** SALE IS CONTINGENT UPON SELLERS SECURING SUITABLE REPLACEMENT HOUSING, OF WHICH A FEW POTENTIAL OPTIONS HAVE **BEEN IDENTIFIED *****



UnitFeatures Fireplace Kitchen Island

ParkingGarage OtherRooms Parking Pad Living Room 2 Car Kitchen Dining Area

Ask for Denise Kellenydry/Utility Room Berger Realty IncStorage Space 3160 Asbury Avegue Officean City

Call: 609-399-0076

Heletimoail to: dlk@belognerinogalty.com Electric Central Air

Ceiling Fan

Sewer City



AppliancesIncluded

Microwave Oven

Refrigerator

Washer

Drver

Oven