

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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 \*\*\*

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Parking Pad	Living Room	Oven
Kitchen Island	2 Car	Kitchen	Microwave Oven
		Dining Area	Refrigerator
		Master Bedroom	Washer
		Storage Space	Dryer
		1st Floor	Dishwasher
		Bedroom	Master Bedroom
			Central Air
			Ceiling Fan



Ask for James Monteleone  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211

Email to: jfm@bergerrealty.com  
Electric

Sewer  
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