



**6 Austin  
 Ventnor, NJ 08406**

**Asking \$629,000.00**



**COMMENTS**

AMAZING INVESTMENT OPPORTUNITY! LEGAL DUPLEX with its original 1950s floor plan, Centered in the trendy Ventnor's "North Beach" neighborhood with nearby dining, shopping, just a few blocks away from Ventnor Beach and Ventnor theater. 1st Floor features 2 bedroom and 2 full baths with 1 bedroom in the rear having its own Side entrance for a guest room. 2nd floor has 2 bedrooms and 1 Full Bath with plenty of living space. Both floors have ample natural lighting through the many windows, hardwood flooring throughout and large living spaces of Sun Room, Dining room and Living room. Both floors have a convenient front entrance with Steps leading to the units as well as a rear entrance with steps leading outside to a One (1) Car Parking Space. The Spacious Full Basement is well kept with 1 Half Bath, 2 New Hot Water Heaters and 2 New Gas Boiler with Washer and Dryer Hooks Ups , to accommodate both Floors and storage space for bicycles and beach gear. MUST SEE!

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Bay View	None	Den/TV Room	Crawl Space
Beach Access		Dining Area	Inside Entrance
Curbs		Dining Room	Masonry Floor/Wall
Patio		Florida Room	Outside Entrance
Sidewalks		Kitchen	Partial
		Laundry/Utility Rm	
		Living Room	



Ask for Jeff Thompson  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jst@bergerrealty.com

