

# Berger Realty

Since 1928



Berger Realty, Inc  
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410 Liberty  
Hammonton, NJ 08037

Asking \$649,900.00



SJSRMLS

## COMMENTS

Life. ??LIBERTY ?? and the pursuit of happiness awaits (scroll for the video) This is as UNIQUE as it gets! The renderings before you are the 3D version of what was formerly a CHURCH, which has since been converted to a DUPLEX. Multi-family opportunities are scarce, Multi-family opportunities in this condition are NON EXISTENT...UNTIL NOW!! This fascinating building will be finished next month but with a product such as this, You know what to expect and the proud owners wanted you to have a chance to secure it before it's too late! The structure itself is the same, however the interior was brought down to the studs (no stone unturned). The quality will be top notch and will have better finishes than most true, single families. The Breakdown: Each unit is comprised of vaulted ceilings in kitchen, dining room and living room (creating the perception and feel of a larger area), Unit 1 (REAR UNIT) is approximately 1650 interior square feet, boasting of 3 bedrooms and 2 full baths. The interesting part about this unit is the potential it offers for additional living quarters or its own "mother in law" suite (features its own entrance and is plumbed for kitchen area if necessary) Unit 2 (FRONT UNIT) is approximately 1150 interior square feet, featuring 3 bedrooms and 1.5 baths with ample storage Some additional amenities can be attributed to the owners well thought out planning. For example each unit has separate parking for 3 vehicles, and a discrete/private green space to allow for patio, grilling, relaxation and games while giving the occupants their own bit of privacy. The major and most important difference of all with this particular property compared to most is, here you have a multitude of options.. With a turn key unit such as this, you have opportunity to live on one side or the other, rent both at TOP DOLLAR with what should be no maintenance. Simple as that. I can guarantee there's not else out there like it! ??Who wouldn't want to own this?

Ask for Pam Camp-O'Donnell



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## PROPERTY DETAILS

Basement  
Crawl Space  
Gas-Natural

