

# Berger Realty

Since 1928



Berger Realty, Inc  
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431 Nectar  
Galloway Township, NJ 08205

Asking \$409,000.00



SJSRMLS

## COMMENTS

Location, Location, Location!! Motivated seller, offering \$5k towards settlement for the right offer. This Galloway listing offers 2 story, 3 beds, 2.5 baths single family home with an attached one car garage and plenty additional parking, located in nectar Ave, a quite low traffic Ave. backed by a state-owned unbuildable wooded land for extra peace of mind. This property offers a new warrantee roof, Hardwood floors throughout, opened concept plan kitchen with granite countertops, Dining room, Family room, Living room, Gas fireplace, enclosed back yard great for entertaining. The HVAC system, hot water heater and the air condition unit were replaced about 5 years ago. Schedule your showing at your convenience and come and see the great potential for yourself.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck Fenced Yard Patio	One Car	Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector Smoke/Fire Alarm	Dishwasher Dryer Gas Stove Washer	Blinds	6 Ft. or More Head Room Full Inside Entrance Masonry Floor/Wall
<p>Ask for Phillip Bellucci Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: pjb@bergerrealty.com</p>			

