

# Berger Realty

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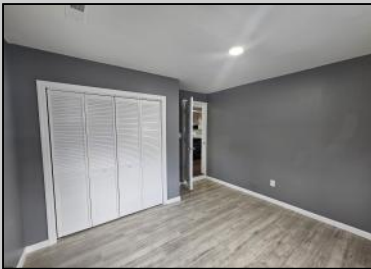
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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469 Ash  
Galloway Township, NJ 08205

Asking \$294,900.00

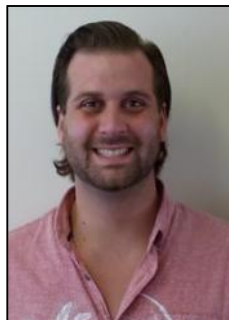


#### COMMENTS

Perfect Starter Home or Investment Opportunity! This charming 3-bedroom, 1-bath rancher is ideally situated in a prime Galloway location. Featuring on-site laundry, central air and heat, a newer well, and a brand-new septic system, this home offers both comfort and convenience. Key Highlights: \* Dual Street Access for Added Convenience \* Close to Mainland Hospital, Stockton University & Atlantic City's Beaches and Entertainment (Just 20 Minutes Away!) \* Easy Access to Route 30 & the Parkway \* Very Low Taxes & No Sewer or Water Bills \* New Roof, New Septic Tank and Well and HVAC about a year old. A fantastic opportunity for homeowners and investors alike—don't miss out!

#### PROPERTY DETAILS

Exterior Shingle	ParkingGarage None	Basement Crawl Space	Heating Gas-Natural
Cooling Ceiling Fan(s)	HotWater Gas	Water Well	Sewer Septic



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