



122 Melbourne, Ventnor, NJ, 08406

Price \$695,000.00

### PROPERTY DETAILS

|                     |         |
|---------------------|---------|
| <b>Total Rooms</b>  |         |
| <b>Bedrooms</b>     | 0       |
| <b>Baths Full</b>   | 0       |
| <b>Baths Half</b>   | 0       |
| <b>Year Built</b>   | 1940    |
| <b>Type</b>         |         |
| <b>Block Number</b> | 188     |
| <b>Listing #</b>    | 586493  |
| <b>Taxes</b>        | 6503.00 |



### COMMENTS

*Rarely available legal duplex on large corner lot on one of the best streets in Ventnor. The property features an updated 1 bedroom, 1.5 bathroom unit on the first floor (big enough to be easily converted to a 2 bedroom) and a 1 bedroom, 1 bathroom unit upstairs. This 38x76 lot has flexibility to be maintained as a rental property, use one unit and off set costs by renting...*

### PROPERTY FEATURES

|                          |                         |  |   |
|--------------------------|-------------------------|--|---|
| ParkingGarage<br>One Car | Basement<br>Crawl Space | Heating<br>Gas-Natural<br>Hot Water<br>Multi-Zoned<br>Radiator | Cooling<br>Ceiling Fan(s)<br>Window Units |
| Water<br>Public          | Sewer<br>Public Sewer   |  |   |

### CONTACT



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:  
Email to: [jfm@bergerrealty.com](mailto:jfm@bergerrealty.com)

Scan to see Property page.



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