



**134 Austin**  
**Lower Township, NJ 08260**

**Asking \$695,000.00**



#### COMMENTS

Welcome to the South Austin Condominiums In Sunny Diamond Beach - The Jewel of the Jersey Shore! Located on a Quiet, Dead End Street with Low Traffic, No Overhead Power Lines, Protected Wetlands and No development permitted at the West End of the street. 134 Austin is a True 2 Story Desirable End-Unit Townhome where you will enjoy peace of mind knowing that No One lives above or below you. There is also a cinder block wall separating each unit providing additional safety and peace & quiet for your family. The home has been Beautifully Maintained by the original owners since 1987 with some upgrades including Brand New Stainless Steel Refrigerator & Range, Brand New Hot Water Heater, New Pressure Treated Deck Boards for the Private Rear Deck; the Microwave and Garbage Disposal are also newer; the full size Washer & Dryer were replaced less than 5 years ago and the HVAC System was replaced in 2019. Some additional features include a large family room with dramatic vaulted ceilings, fireplace and direct access to Your Private Outdoor Rear Deck; 3 Large Bedrooms including a convenient 1st Floor Master Suite with an ensuite tiled bath; convenient 1st floor Powder Room; lots of storage including 2 outdoor storage sheds, pantry and additional storage in the attic; 2 car parking; Private Outdoor Shower and the owners have recently planted Tall Arborvitae Trees for additional privacy. The Condo Association has done an excellent job over the years maintaining the exterior of the buildings, providing beautiful landscaping and keeping the condo fees Ultra Low ( only \$133/ month - budget available upon request). To show how desirable this location is, you will find Brand New Homes being built directly across the street and New Homes just approved to be built right next door to this property (currently Carini's Restaurant). The Beautiful White Sandy \"Diamond Beaches\" are only a short stroll away and if you desire Dining, Live Entertainment & a Frosty Margarita or Frozen Daiquiri, you can join the Diamond Beach Club to enhance your Summer Experience. Victorian Cape May is only 8 minutes away if you desire a variety of restaurants, lots of shopping at the Washington Street Mall or perhaps a romantic horse and carriage ride, you won't be disappointed. Low Taxes and Extremely Low Condo fees make this an even more appealing opportunity! Call Today for your Private Showing of this Beautiful Property and make your Dream of Owning a Shore Home in the Jewel of the Jersey Shore a Reality.

#### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	2 Car	Living Room	Oven
Cathedral Ceiling	Detached	Kitchen	Microwave Oven
	Concrete Driveway	Dining Area	Refrigerator
	Stone Driveway	Pantry	Washer
		Storage Space	Dryer

# Berger Realty

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		1st Floor	Master Dishwasher
		Bedroom	Disposal
			Smoke/Fire Detector
			Stainless Steel
			Appliance
AlsoIncluded	Heating	Cooling	HotWater
Drapes	Electric	Central Air	Electric
Blinds	Forced Air	Electric	
Furniture		Ceiling Fan	
Water	Sewer		
City	City		

