

# Berger Realty

Since 1928



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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 is settled in a prime location only minutes to the beach, shopping center, public transportation, Stockton University and Atlantic Care Hospital. The property offers 2 story, 3 beds, 2.5 baths single family home with an attached one car garage and plenty additional parking, located in 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	One Car	Storage Attic
	Fenced Yard		
	Patio		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Blinds	6 Ft. or More Head Room
	Dryer		Full
	Gas Stove		Inside Entrance
	Washer		Masonry Floor/Wall
	Ask for John Greiner		
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