

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**58 Iroquois**  
**Galloway Township, NJ 08205**

**Asking \$175,000.00**



## COMMENTS

Seriously Motivated Seller, Price Reduced!! Society Hill II First Floor Condo for Sale 2 Bedroom, 2 Bath Unit nestled in the serene environment of Society Hill II, this charming first-floor condo offers an ideal blend of comfort and convenience. With its two bedrooms and two baths, the unit faces the woods, providing a perfect backdrop for enjoying the outdoors right from your patio. This condo boasts ceramic tile flooring throughout, except in the two bedrooms, which feature wall-to-wall carpet. Approximately two years ago, the unit underwent several updates, including fresh paint on all walls, new carpet, and updated vanities in both bathrooms. Professional cleaning has been performed recently, ensuring the unit is in pristine condition for its new owner. The windows in both bedrooms are finished with 2" faux wood blinds for privacy. The primary bedroom comes with an ensuite bathroom and a spacious walk-in closet, providing ample storage space. The convenience of a full-size washer and dryer in the utility room adds to the condo's functionality. This property is being sold AS IS, with any home inspection for informational purposes only. The seller will provide the Certificate of Occupancy (CO) for the sale. This condo is perfect for an owner-occupied buyer who is just starting out or someone looking to downsize to a first-floor unit. Investors should note that there is a two-year waiting period before the property can be rented out. Financing may not be feasible in this Community. It may need to be cash only buyer. Don't miss out on this opportunity to own a beautiful condo in Society Hill II, offering a perfect combination of modern updates and natural beauty. Whether you are starting a new chapter or seeking a peaceful retreat, this home is ready to welcome you.

## PROPERTY DETAILS

Ask for Chris Warren  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: caw@bergerrealty.com

Other Rooms  
Dining Room  
Laundry/Utility Room  
Hot Water  
Central Electric

Interior Features  
Wall to Wall Carpet



Public Sewer