

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**2626 MANALL AVE**  
**Pennsauken Township, NJ 08109**

**Asking \$279,000.00**



## COMMENTS

\*\*\*\*WELCOME HOME TO MANALL AVE IN POPULAR PENNSAUKEN\*\*\* A HIDDEN GEM! SELLER HAS INVESTED THOUSANDS IN BRINGING PROPERTY UP TO CODE INC EXTENSIVE DECK UPGRADES, BRAND NEW ELECTRICAL CIRCUIT PANEL, NEW FLOORING IN BASEMENT AND PROPERTY CLEANUP TO APPEASE THE CO OFFICE. NEEDS SOME TLC BUT HOUSE CHECKS ALL THE BOXES AND UNDER \$300k AND SUPER LOW TAXES! WHAT SETS THIS HOUSE APART FR OTHERS IN THIS PRICE RANGE IS- BASEMENT, DETACHED GARAGE AND NICE NEIGHBORHOOD! SELLER WILL REPAIR DECK W/MANY NEW BOARDS, NEW ELECTRIC PANEL, NEW BASEMENT FLOORING. QUIET AND SECLUDED NEIGHBORHOOD TUCKED AWAY FR THE HECTIC BUSY AREAS W/ FRIENDLY NEIGHBORS! THIS TRADITIONAL 2 STORY FEATURES 3 BEDROOMS 1.5 BATHS WITH BASEMENT AND HUGE DETACHED GARAGE/ MECHANICS DREAM WORK AREA. BEAUTIFUL HARDWOOD FLOORS SOME UNDER BEDROOM CARPETS LONG DRIVEWAY FOR OFF STREET PARKING! SELLING AS IS BUYER RESPONSIBLE FOR ALL INSPECTIONS CERTIFICATIONS. SELLER WILL GET THE CERTIFICATE OF OCCUPANCY CO IS 90% DONE). EZ TO SHOW N GO! BUYER FELL THRU TURNED DOWN TONS OF SHOWINGS-BETTER ACT FAST!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Curbs Deck Fence Shed Sidewalks	Parking/Garage Detached Garage Two Car	Other Rooms Den/TV Room Dining Area Eat In Kitchen Storage Attic
<p><b>Ask for Ben Duncan</b>  <b>Berger Realty Inc</b>  <b>3160 Asbury Avenue, Ocean City</b>  <b>Call: 609-399-0076</b>  <b>Email to ben@bergerrealty.com</b></p>			
Basement 6 Room Full Inside Entrance Plumbing	Heating Gas-Natural		
Hot Water Gas	Water Public	Sewer Public Sewer	

