

# Berger Realty

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58 Vanderbilt Ct  
Sicklerville, NJ 08081

Asking \$189,900.00



## COMMENTS

Charming 3 bedroom, 1.5 bath townhouse located in Victoria Manor. Low taxes, low HOA, in a quiet neighborhood, perfect for a new home-buyer or a landlord wanting to expand their portfolio. Beautifully modern eat-in kitchen with stainless steel appliances, dining area and living room with an open floor plan that leads to the backyard through a sliding glass patio door. Fenced in backyard with large shed for additional storage. Large floating deck makes for comfortable grilling, entertaining or relaxing outside. Journey upstairs to 3 nicely sized bedrooms and 1 full bathroom with a double-sink vanity with natural earth-tone tile work. This cozy home has lots of character and is beautifully decorated. Conveniently located across from New Brooklyn Park, featuring walking trails, multiple playgrounds, disc golf and a serene lake. Also ideally situated close to major highways for quick access to both the city and the shore and shopping. Brand new roof installed a few months ago. Currently tenant occupied on a month-to-month lease. Tenants would prefer to stay if purchased by an investor. Home is being Sold As-Is. Home inspection is for informational purposes only. Buyer is responsible for securing all necessary certifications, including the certificate of occupancy, and any other inspections or certifications required in the sale transaction. Please allow at least 24-48 hours advance notice for showing request.

## PROPERTY DETAILS

Exterior	ParkingGarage	AppliancesIncluded	Heating
Brick Face	None	Dishwasher	Electric
Vinyl		Electric Stove	
		Microwave	
		Refrigerator	
Water	Sewer		
Public	Public Sewer		

