

# Berger Realty

Since 1928



Berger Realty, Inc.  
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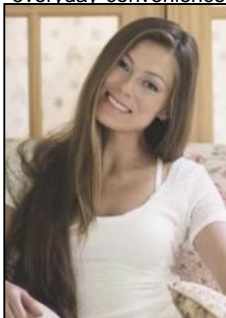
14 Lyndhurst Rd  
Marmora, NJ 08223

Asking \$579,000.00



## COMMENTS

Rare opportunity - Live in the upstairs 3br 1.5 ba unit and collect rent from the first floor tenant. Kid friendly neighborhood ! Welcome to 14 Lyndhurst Road, Marmora—Coastal living while generating income in the highly desirable Upper Township. Situated just one mile from Ocean City, this spacious 2,150-square-foot property sits on a generous 9,448-square-foot lot, presenting a unique opportunity for investors or homeowners seeking versatility and value. Property Highlights—Two distinct units, each designed for comfort and functionality. First-floor unit: 3 bedrooms, 1 bath, currently leased—providing immediate rental income to the new owner. Second-floor unit: 3 bedrooms, 1.5 baths, occupied month-to-month—offering flexibility for new owner to move in at closing. 2nd floor has Exclusive use of the rooftop deck over the garage, featuring composite decking and vinyl railings—an ideal setting for relaxation or entertainment. Vaulted ceilings and central air in the upper unit, ensuring a bright, airy living space. Separate electric service for each unit. Additional Features -Attached two-car garage with separate bays, maximizing privacy and storage. Parking for up to eight vehicles, with additional space for boats, campers, or trailers. Dual driveways, enhancing accessibility and convenience. Quality dimensional shingle roof, ensuring durability and peace of mind. Low property taxes, making ownership even more attractive. Location Advantages—Highly rated Upper Township schools and Ocean City High School. Less crowded beaches, offering a more relaxed coastal experience. Easy access to the Garden State Parkway, simplifying commuting. Nearby shopping, dining, and everyday conveniences—all within walking distance. Future Growth & Investment Potential The town of Beesley's Point is set to transform the area into a vibrant waterfront community with a mix of marina, luxury hotel, waterfront condominiums, and high-end retail and dining areas and a nature preserve, seamlessly blending modern amenities with property values, make 14 Lyndhurst Road a strategic long-term investment. Don't miss this opportunity to own a versatile, profitable property in one of the most desirable coastal regions. Call today to see it!



Ask for Margarita Koblanets  
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## PROPERTY DETAILS

Basement	Heating
Crawl Space	Baseboard
	Hot Water



Wall Units

HotWater  
Oil

Water  
Public

Sewer  
Septic