

# Berger Realty

Since 1928



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**14 Lyndhurst**  
**Upper Township, 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 ongoing redevelopment of Beesley's Point is set to transform the area into a vibrant waterfront destination, featuring: A marina, a luxury hotel, waterfront condominiums, and high-end retail spaces. Public recreational areas and a nature preserve, seamlessly blending modern amenities with coastal charm. Rising property values, make 14 Lyndhurst Road an attractive long-term investment in a rapidly developing community. Don't miss this opportunity to own a versatile, income-generating property in one of New Jersey's most desirable coastal communities. Call today to schedule a private viewing!

## PROPERTY DETAILS

ParkingGarage	Basement	Heating
Attached Garage	Crawl Space	Baseboard
Two Car		Hot Water
HotWater	Water	Sewer
Oil	Public	Septic

