



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



oc17@BergerRealty.com





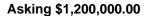








24 W Carolina Long Beach Island, NJ 08008





## **COMMENTS**

Tucked away in the serene southern end of Long Beach Island's Holgate neighborhood, 24 W Carolina Ave, Long Beach, radiates coastal allure, offering a rare location (just 7 homes from the beach) duplex that's as enchanting as it is versatile. Just steps from the Atlantic's shimmering sands, this captivating property invites you to immerse yourself in the tranquil rhythm of seaside living while presenting an extraordinary opportunity to invest, relax, or build anew. This wellappointed duplex boasts two distinct units, each featuring two cozy bedrooms and a welldesigned bathroom, perfect for accommodating guests, extended family, or summer renters seeking the quintessential LBI experience. The upper unit elevates coastal living with a sprawling deck, an expansive outdoor oasis where you can savor morning coffee with ocean breezes, host sunset gatherings, or simply bask in the glow of starry summer nights, extending your living space into the salty air. Adding to the property's appeal is the rare and coveted parking for up to eight vehicles—a game-changer during the bustling summer months when space is at a premium, ensuring effortless convenience for you and your guests. Beyond its immediate charm, this duplex is a golden ticket to generate substantial rental income while you dream up and design a custom beachfront masterpiece on this prime lot, perfectly positioned to capture Holgate's peaceful ambiance and breathtaking ocean views. Just minutes away, the Edwin B. Forsythe National Wildlife Refuge beckons with its winding trails and vibrant birdlife, ideal for nature lovers seeking quiet escapes. Savor the local flavor at beloved spots like The Shack, or venture to nearby Beach Haven, where the lively charm of Fantasy Island Amusement

re, and eclectic boutiques and eateries await, offering endless es. Alsk froperarym Owise home—it's a canvas for your coastal legacy, immediate rental returns with the freedom to craft a bespoke oceanfront the fide and the thill of possibility at 24 W Carrier Ave. Sometime your et this Abigae gewalspin 960 hexit that the fide and the thill of possibility at 24 w Carrier Ave. Sometime your et this Abigae gewalspin 9600 hexit that the fide and the f

initie**Salit**h609+39the0500 Email to Receptive Tealty.com ParkingGarage OtherRooms

None Dining Area Kitchen Living Room

Sewer **Public** Public Sewer

