



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076

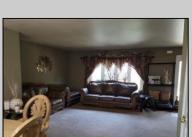






200 Sycamore Egg Harbor Township, NJ 08234

Asking \$459,900.00









Porch



## **COMMENTS**

Welcome to this unique property offering versatility, income opportunity, and coastal convenience! Situated on nearly a half-acre lot, this duplex features two spacious units—one with 3 bedrooms and 1.5 baths, the other with 2 bedrooms and 1.5 baths. Both sides include walk-out basements, providing extra space and flexibility. Step outside to enjoy the in-ground pool, two storage sheds, and an irrigation system on well water, keeping the grounds lush with ease. Additional peace of mind comes with a fire wall built between units for enhanced safety. Perfectly located close to the Jersey Shore points, beaches, and casinos, this property is ideal for those seeking a year-round residence, a summer getaway, or a smart investment. Live in one unit and rent out the other to offset expenses-endless possibilities await! Unit 1 pictures are from before the current tenant moved in.

PROPERTY DETAILS OutsideFeatures ParkingGarage Heating **Basement** Fenced Yard 6 Ft. or More Head Gas-Natural None In Ground Pool Room

Inside Entrance

Shed Sidewalks Outside Entrance Sprinkler System

HotWater Cooling Water Sewer Gas Public **Public Sewer** Gas

