

# Berger Realty

Since 1928



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123 Avolyn  
Ventnor, NJ 08406

Asking \$899,999.00



## COMMENTS

It's rare to find a property that checks all the boxes — income potential, move-in readiness, storage, parking, yard space, and prime Ventnor location. This meticulously maintained, turnkey duplex offers the perfect blend of comfort, convenience, and versatility—ideal for a primary residence, summer getaway, or investment opportunity. Upstairs you'll find a bright and airy 2-bedroom, 1-bath unit with a spacious loft, perfect for extra living, office, or guest space. The lower level mirrors the layout with 2 bedrooms and 1 bath, making it a highly functional two-family property. Both units enjoy thoughtful updates, well-kept interiors, and a true move-in ready feel. Outdoor living is just as inviting, with an indoor/outdoor porch that extends your entertaining space, a generously sized yard for summer BBQs and gatherings, plus a garage, shed, and private two-car driveway for rare off-street parking. Located in the heart of Ventnor, you're close to the beach, bay, boardwalk, dining, and local favorites—making this a wonderful opportunity whether you're looking for a multi-generational retreat or income-producing property. Don't miss the chance to own this versatile coastal gem—Schedule your private tour today!

## PROPERTY DETAILS

|               |              |              |          |
|---------------|--------------|--------------|----------|
| ParkingGarage | Heating      | Cooling      | HotWater |
| One Car       | Forced Air   | Central      | Gas      |
|               | Gas-Natural  | Wall Units   |          |
|               | Radiator     | Window Units |          |
|               | See Remarks  |              |          |
| Water         | Sewer        |              |          |
| Public        | Public Sewer |              |          |

