

# Berger Realty

Since 1928



Berger Realty, Inc.  
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123 Avolyn  
Ventnor, NJ 08406

Asking \$899,999.00



SJSRMLS

## 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—Get your "First Look" this weekend. OPEN HOUSE SAT 8/30 & SUN 8/31 or schedule your private tour today! Picture is an illustrated mock up of the property. Professional photos and floor plans coming soon.

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	HotWater
One Car	Forced Air	Central	Gas
	Gas-Natural	Wall Units	
	Radiator	Window Units	



Seán McGinnis

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