

# Berger Realty

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**22 Colonial**  
**Galloway Township, NJ 08205**

**Asking \$205,000.00**



## COMMENTS

Welcome to 22 Colonial Ct. located in the desirable Mattix Crossing community of Galloway. This first-floor, end-unit condo offers a private setting tucked toward the back of the development, backing up to trees for added tranquility. Featuring 2 spacious bedrooms and 2 full bathrooms across 1,110 square feet, this unit includes a functional layout with a dining area, generous living room, full kitchen, and a utility/laundry room for added convenience. The property is currently tenant-occupied, with the lease ending in October 2025. This condo offers an excellent opportunity for both investors seeking immediate returns and owner-occupants looking for a future move-in option. The unit is being marketed with updated photos showing it vacant, allowing buyers to better visualize the space. Low property taxes and affordable HOA fees help keep operating costs manageable. Conveniently located near Stockton University, shopping, dining, and major roadways. Don't miss out on this well-located, income-generating property priced to sell at \$205,000.

## PROPERTY DETAILS

ParkingGarage	OtherRooms	Heating	Cooling
None	Dining Room	Forced Air	Central
		Gas-Natural	
HotWater	Water	Sewer	
Gas	Public Water	Public Sewer	



Ask for George Cash  
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