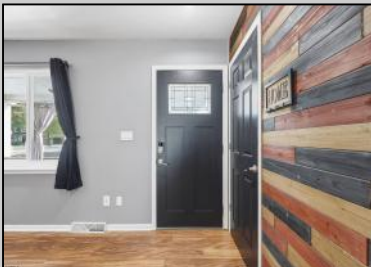


Berger Realty

Since 1920



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



423 Yam Ave
Galloway Township, NJ 08205

Asking \$325,000.00



COMMENTS

OPEN HOUSE SUNDAY, 10/26 11am-1pm! Come discover this Updated 3 Bedroom, 1 Bath Ranch-Style Home nestled in an Established Community close to all area conveniences! This home has been beautifully maintained and features 3 Nicely-Sized Bedrooms, an updated Full Bath and a Fully Fenced-in Back Yard! Numerous Key Recent Upgrades for Peace of Mind and Energy Efficiency include: All Appliances: 5 Years Old. Roof Installed 2018 with 20-Year Leased Solar (All Seasons) just \$79.20/month which provides LOW Electric Bills! All Windows: Replaced in 2022. Front Door: New in 2025. HVAC & Tankless Water Heater Installed 2021 & Gutter Guards Added 2024. The Crawl Space (approx. 5 ft high, full length of home) includes a condensation pump by Greenlife. The Attic is 5 ft high, full length of home — great for additional storage! Gazebo & Sheds Included (Dog Run Not Included). Perfectly located near Stockton University, AtlantiCare, the Garden State Parkway, Atlantic City Expressway, and just 20 minutes to Shore Points! Make your Appointment Today!

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Patio Porch Shed	ParkingGarage None	OtherRooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor
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Sewer
Public Sewer

Appliances Included
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Dryer
Refrigerator
Washer
Ask for Carol Cawley
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: clc@bergerrealty.com

Cooling
Central
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Gas

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Crawl Space

