

# Berger Realty

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**275 Mattix Run**  
**Galloway Township, NJ 08205**

**Asking \$199,000.00**



## COMMENTS

A Home Full of Potential in the Heart of Galloway...Welcome to a home with room to grow, settle in, and make your own. This 2-bedroom, 2.5 bath single family/townhouse offers a generous amount of living space and a layout that's both practical and inviting. Whether you're just starting, right-sizing, or ready to bring your vision to life, this home is full of opportunity. Step inside to an open living area that flows into a roomy kitchen and dining space, perfect for everyday living and effortless entertaining. Upstairs, you'll find two spacious bedrooms, each with its own full bathroom for comfort and privacy, plus the convenience of second-floor laundry. A first-floor powder room makes hosting guests easy. While the home could benefit from some updating, it's a wonderful blank canvas. The sellers are preparing to move and, with limited storage space on-site, have chosen to photograph only select areas. It's one of those homes best appreciated in person, where you can truly take in the layout, space, and potential. Bring your style, roll up your sleeves, and create something special. >>>Notable Features & Updates New air conditioning system, toilets & dishwasher. Newer refrigerator, recliner sofa, and love seat with USB ports included. Take note: One assigned parking space per unit + additional unnumbered guest/overflow parking. Important Details...Property is being sold "strictly as is." Buyer to perform CCO from Galloway at buyer's sole expense.

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                                                                 |                                                 |                                                                                       |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------|
| Exterior<br>Aluminum                                                                | ParkingGarage<br>None                                                                                                                                                           | InteriorFeatures<br>Carbon Monoxide<br>Detector | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator   |
|  | Ask for Christopher Maffei<br>Berger Realty Inc<br>1670 Boardwalk, Ocean City<br>Call: 609-391-0500<br>Email to: <a href="mailto:cma@bergerrealty.com">cma@bergerrealty.com</a> |                                                 |                                                                                       |
|                                                                                     | Basement<br>Slab                                                                                                                                                                | Forced Air<br>Gas-Natural                       |  |
|                                                                                     | Water<br>Public                                                                                                                                                                 | Sewer<br>Public Sewer                           |                                                                                       |