

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



12 Vella La Vella Ln  
Egg Harbor Township, NJ 08234

Asking \$349,000.00



SJSRMLS

## COMMENTS

\*\* So shiny and like new! \*\* Beautifully renovated gem is truly 'Bella on Vella!' \*\* This stunning, like-new 3-bedroom, 2-bath ranch-style home, nestled on a peaceful half-acre lot along the charming and quiet Vella La Vella Lane is now available to make your own. \*\* Thoughtfully and tastefully renovated with attention to every detail, this home perfectly blends modern comfort with serene surroundings. \*\* Just 6 miles to Ocean City, NJ, you'll enjoy both tranquility and convenience—close to everything you need, yet tucked away from the hustle. \*\* Brand-new appliances \*\* Luxury Vinyl Plank Flooring \*\* New roof for peace of mind \*\* Gas heat & central air for year-round comfort \*\* Public water \*\* Public sewer \*\* Versatile exterior bonus room—ideal for an office, gym, studio or guest space. \*\* With its clean lines, fresh finishes and move-in-ready condition, this home is easy to view—and even easier to love! \*\*

## PROPERTY DETAILS

|                         |                                      |                        |                                                                             |
|-------------------------|--------------------------------------|------------------------|-----------------------------------------------------------------------------|
| Exterior<br>Vinyl       | Outside Features<br>Deck<br>Patio    | Parking/Garage<br>None | Appliances Included<br>Dishwasher<br>Gas Stove<br>Microwave<br>Refrigerator |
| Basement<br>Crawl Space | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central     | Water<br>Public                                                             |



Ask for David P. Hadtke,  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: dph@bergerrealty.com

