

# Berger Realty

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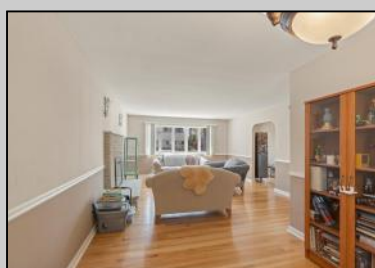
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



oc17@BergerRealty.com

783 Woodlawn Ave  
Hammonton, NJ 08037

Asking \$400,000.00



## COMMENTS

Welcome to this charming 3-bedroom, 1.5-bath split-level home located in one of Hammonton's most sought-after neighborhoods! This well-maintained home features gleaming hardwood floors throughout most of the interior, with newer Pergo flooring in both the kitchen and the lower-level family room. A spacious unfinished basement and a walk-up attic with flooring offer excellent additional storage options. The home sits on a generous ¾-acre lot with a fully fenced backyard enclosed by a 6' vinyl privacy fence—perfect for entertaining, play, or simply relaxing outdoors. Additional features include a one-car attached garage with interior access and a large concrete driveway. Just a short walk to local shopping, restaurants, and a private swim club, this home is also located within the highly regarded Hammonton School District. You'll love being part of Hammonton—a town known for its vibrant and walkable downtown, offering boutique shopping, a performing arts theater, top-rated restaurants, craft breweries, local wineries, and even a distillery. Whether you're looking for small-town charm or lively cultural experiences, Hammonton has it all. To top it off, the home includes a one-year Guard Home Warranty for added peace of mind!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Fenced Yard	ParkingGarage Attached Garage One Car	OtherRooms Dining Room Eat In Kitchen Laundry/Utility Room Recreation/Family Storage Attic
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Ask for Troy Eggie  
Berger Realty Inc  
Also Included: Basement, Inside Entrance, Partial  
See Remarks  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
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