



**3 Williams Ave**  
**Egg Harbor Township, NJ 08234**

**Asking \$349,900.00**



**COMMENTS**

Discover the charm of cozy living with this delightful rancher at 3 William Avenue in Egg Harbor Township, NJ. Perfectly tailored for first-time home buyers, this property harmoniously blends classic charm with modern amenities, promising comfort and convenience in your new journey into homeownership. Nestled on a spacious .34-acre lot, this 3-bedroom, 1.5-bathroom home offers a welcoming atmosphere with a touch of nostalgia, dating back to its construction in 1970. Inside, the 1100 square feet of living space has been thoughtfully maintained and updated. Delight in the beauty of original hardwood floors, which are currently being refinished to restore their natural allure. The home's aesthetic integrity is complemented by a robust infrastructure, including a gas forced air heating system and central air conditioning, both installed just five years ago to ensure your year-round comfort. Step outside to discover your private oasis—an expansive deck surrounding an above-ground pool and Jacuzzi offers the perfect backdrop for summer gatherings and tranquil moments alike. Enjoy peace of mind with recent updates to essential systems: a new septic system from 2008, a well with a new motor installed only four years ago, and a reliable 8-year-old roof. Storage options abound with two metal sheds ready to accommodate your needs. Plus, a hot water heater installed just two years ago means efficiency and reliability are at your fingertips. Location is everything, and this property doesn't disappoint. Situated in a vibrant community, you're never far from life's necessities and luxuries. Just a short drive away, you'll find the popular Shopping areas and Malls, restaurants Galore and just a short drive to the Egg Harbor Township Nature Reserve, offering a perfect balance between retail therapy and outdoor adventure. Only minutes to the Atlantic City and Ocean City beaches, boardwalks and casinos. For families prioritizing education, the nearby Egg Harbor Township High School boasts strong academic programs and an inviting community spirit. In essence, this property invites you to a lifestyle of balance and comfort, promising the ease and satisfaction that come with a well-planned and meticulously maintained home. Whether you're splashing in the pool during a sunny afternoon or enjoying peaceful evenings in your spacious backyard, 3 William Avenue offers the perfect canvas for your new beginning. Ready to make this charming rancher your own? Schedule a viewing today and experience firsthand the warmth and potential this home has to offer. Contact us now to embrace the opportunity of homeownership and secure your place in this thriving community. Showings start Thursday 5-8-2025

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Deck	None	Carbon Monoxide
	Fenced Yard		Detector
	Patio		Smoke/Fire Alarm
	Pool-Above Ground		

# Berger Realty

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Porch  
Shed  
Whirlpool/Spa

Appliances Included  
Dishwasher  
Dryer  
Gas Stove  
Refrigerator  
Washer

Also Included  
Blinds  
Drapes

Basement  
Crawl Space

Heating  
Forced Air  
Gas-Natural

Cooling  
Central

Water  
Well

Sewer  
Septic

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