

# Berger Realty

Since 1928



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1 Oak  
Absecon, NJ 08201

Asking \$310,000.00



## COMMENTS

Tucked away on a peaceful cul-de-sac, 1 Oak Dr offers unbeatable value as a turn-key, single-level 2-bedroom, 1-bath home with an oversized yard that wraps from the cross street into the cul-de-sac—offering rare space and privacy. Enjoy outdoor living with a side patio, double-fenced areas ideal for pets, planting, or play, and a detached garage/workshop perfect for hobbies or storage. Inside, the home is well-maintained and offers comfortable 1-floor living with a spacious primary and secondary bedroom. The generous driveway and ample street parking provide convenience for homeowners and guests alike. This home is a smart option for downsizers, first-time buyers, or those seeking an affordable beach home alternative with quick commutes to Brigantine, AC, Ventnor, Margate, and Longport. A LARGE +/- 125ft x 30ft wooded strip behind the home is part of the property, adding natural charm and additional privacy. **IMPORTANT INFO:** Low taxes at just \$3,664 for 2024. At this price, it truly beats renting—schedule your showing today! All Appliances Included ; Fridge (2 years old), Dishwasher, Gas Stove (2 years old), Washer, Dryer.

## PROPERTY DETAILS

|             |                 |                 |                    |
|-------------|-----------------|-----------------|--------------------|
| Exterior    | OutsideFeatures | ParkingGarage   | AppliancesIncluded |
| See Remarks | Patio           | Detached Garage | Dishwasher         |
| Vinyl       | Porch Enclosed  | One Car         | Dryer              |
|             |                 | See Remarks     | Gas Stove          |
|             |                 |                 | Refrigerator       |
|             |                 |                 | Washer             |
|             |                 |                 | Cooling            |
|             |                 |                 | Heating            |
|             |                 |                 | Gas-Natural        |
|             |                 |                 | Radiator           |
|             |                 |                 | Public Sewer       |
|             |                 |                 | Public             |



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