



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com













304 Hamilton Ave Linwood, NJ 08221

Asking \$399,000.00



COMMENTS

Start smart or downsize with this 3 bed, 1 bath ranch in an awesome Linwood location! Nice layout with an additional bonus room, large 75X156 yard, sprinkler system, security system, newer roof and just waiting for your personal touch. Walk to all 3 schools (less than a mile to each), hop on the bike path, and enjoy everything Linwood has to offer. Move right in, update as you go, and build some serious equity. This is incredible value for a single-family home in Linwood under \$400K... don't miss your shot to plant your flag here!

PROPERTY DETAILS			
Exterior Vinyl	OutsideFeatures Porch Shed Sidewalks Sprinkler System	ParkingGarage None	OtherRooms Den/TV Room Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor Storage Attic
InteriorFeatures	AppliancesIncluded	Basement	Heating
Security System	Dryer	Crawl Space	Forced Air
Storage	Gas Stove		Gas-Natural
	Microwave		
	Refrigerator Washer Ask for Alexandra Aylward Ho Bverge r Realty Inc ^{Water} Gasoger S5th St., Ocean City Call: 609-399-4211 Email to: aaa@bergerrealty.com		Sewer