

# Berger Realty

Since 1928



Ocean 17  
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**3323 Nesco**  
**Mullica Township, NJ 08037**

**Asking \$599,000.00**



## COMMENTS

This Stunning home was brought back to life. In Mullica, you're not just buying a property—you're buying possibility. ROOM TO GROW. SPACE TO DREAM. PEACE YOU DIDN'T KNOW YOU WERE MISSING. Why Buyers Are Falling in Love With Mullica Township? MORE LAND. MORE PRIVACY. MORE FREEDOM. In Mullica Township, you're not just buying a home—you're claiming space to breathe. With it's nearly 5 acres on a tucked-away lot near Sweetwater, you'll have room for gardens, pets, ATVs, bonfires, and maybe even chickens. It's the kind of land most people dream of—but think they can't afford. Here, it's real. COUNTRY CALM AND COMMUTER FRIENDLY. Mullica is the best of both worlds: peaceful and private, yet just minutes from Hammonton, 25–30 minutes from the shore, and 40–45 minutes to Philly. You can work in the city, play at the beach, and come home to starry skies and silence. SERIOUS VALUE FOR YOUR INVESTMENT. Prices per square foot here are lower than surrounding shore towns or suburbs—but you're not sacrificing quality. Whether you're a first-time buyer, upsizing, or looking for a smart real estate move, Mullica offers more house, more land, and more value for your dollar. STRONG SCHOOLS AND SMALL TOWN VIBES. The Mullica Township School District is highly rated for its class sizes and community involvement. Families appreciate the focus on safety, neighborly values, and programs that truly care about your kids. You're not just moving to a house—you're joining a hometown. ACCESS TO NATURE AND RECREATION. Love fishing, kayaking, hiking, or boating? Mullica River, Wharton State Forest, Sweetwater Marina, and the Batsto trails are just around the corner. This area is an

se—without losing access to modern amenities. PERFECT FOR PET LISTS. Whether you want to build a workshop, let the pups roam free, and horses—this is the kind of place where you can. Stop by this weekends day and Sunday from 10a-12p for the first look OR CLICK THE LINK FOR

1670 Boardwalk, Ocean City



Ask for Linda Watts  
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1670 Boardwalk, Ocean City

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Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)  
Heating: Gas-Natural  
Water: Well

