

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



4823 Pleasant Mills Rd  
Hammonton, NJ 08037

Asking \$399,000.00



## COMMENTS

Charming 3-Bed, 2-Bath Home in beautiful Sweetwater! Welcome to a truly unique opportunity in the heart of Sweetwater! This 3-bedroom, 2-bathroom home offers incredible potential for those with vision. Nestled among the trees and near the Mullica River and Crowley's Landing, this property boasts a prime location with peaceful surroundings and the serenity of Mullica Township living. Step inside to discover a layout full of character and light. Whether you're enjoying the sky lights by day or the wood burning fireplace on a chilly fall night, this home's charm does not disappoint. The seamless flow of rooms and built in bar are perfect for entertaining, and the unique kitchen inspires great meals, gatherings or a quiet coffee at the counter. The back of the house has sliding doors to access the oversized, private yard with a large deck and lots of patio space. Storage abounds with a two car attached garage and two storage sheds. Whether you're an investor looking for your next project, a buyer ready to make a home truly your own, or you're ready for river life, this one is a must-see! Highlights: 3 spacious bedrooms 2 full bathrooms Prime Sweetwater location across the street from the Mullica River, close to Crowley's Landing and Batsto River. Unique architectural features including peaked ceiling and skylights. Lots of space for boat/outdoor water sport equipment storage. Non-buildable adjacent lot also for sale. Parquet floors. Don't miss the chance to turn this hidden gem into something spectacular. Bring your creativity and make this house your dream home! House is being sold in strictly AS-IS condition. Please see agent remarks for more information.

## PROPERTY DETAILS



Ask for Norman Hartzel  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
NJ 08226  
Call: 609-399-0076

Email to:  
Appliances Included  
Microwave  
Refrigerator  
Basement  
Slab

Other Rooms  
Dining Area  
Kitchen  
Living Room  
Bedroom  
Bathroom  
Patio  
Deck  
Porch  
Storage



Storage

Cooling  
Central

Water  
Well

Sewer  
Septic