

# Berger Realty

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Berger Realty, Inc  
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6361 Beacon  
Mays Landing, NJ 08330

Asking \$384,000.00



#### COMMENTS

Tucked away on a quiet dead-end street in rural Hamilton Township, this spacious rancher rests on 5.5+ acres of peaceful, wooded land. If you're searching for privacy, seclusion, and a true love of the outdoors, this property may be the perfect match! The home showcases two generously sized enclosed sunrooms—one in the front and one in the back—each offering tranquil views of the surrounding nature. Recent updates include stunning hardwood floors, new countertops, updated fixtures, and fresh paint throughout. The property also features an attached 1-car garage, a detached outbuilding, and a partially fenced yard ideal for pets or livestock. With an acceptable offer, the seller will install a brand-new septic system. Cash or 203k buyers who are open to purchasing the property as-is (without the new septic) may negotiate an adjusted purchase price.

#### PROPERTY DETAILS

|                 |                      |                    |          |
|-----------------|----------------------|--------------------|----------|
| ParkingGarage   | OtherRooms           | Basement           | Heating  |
| Attached Garage | Laundry/Utility Room | Full               | Oil      |
| One Car         |                      | Partially Finished | Radiator |
| Water           | Sewer                |                    |          |
| Private         | Private              |                    |          |



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