

Berger Realty

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**506 Forest Brook
Absecon Highlands, NJ 08205**

Asking \$441,900.00



COMMENTS

Rare Opportunity in Desirable Absecon Highlands! Welcome to this spacious, one-owner, split-level home nestled on a generous lot (almost a half acre) in the highly sought-after Absecon Highlands section of Galloway Township. Built in 1989, this property offers an expansive 2,700 square feet of living space, featuring 4 bedrooms and 2.5 baths, providing ample room for a growing family or those who love to entertain. The family room includes a cozy family room complete with a wood-burning fireplace, perfect for chilly evenings. Comfort is ensured year-round with gas heat and central air conditioning. The exterior features a practical two-car attached garage. Enjoy the convenience of modern amenities with city water and sewer. A Vision for Renovation: This home is being sold as an estate and is awaiting a buyer with a vision. It is priced to reflect the need for significant upgrading and modernization, offering an incredible opportunity to customize and create your dream home exactly to your taste! Bring your contractor and imagination—this is an ideal project for those looking to build instant equity. Prime Location: The location is unbeatable! You'll be minutes from the charm and convenience of the Historic Smithville Shops, close to Stockton University, and enjoy easy access to the Jersey Shore's beautiful beaches and back bays. For entertainment and dining, the Atlantic City Casinos are a short drive away. Commuting is a breeze with quick access to the Garden State Parkway and the Atlantic City Expressway (ACX) for trips to Philadelphia. Don't miss out on this fantastic opportunity to invest in one of Galloway's premier neighborhoods!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Attached Garage	Dining Area
	Needs Work	Two Car	Dining Room
	Paved Road		
	Shed		
InteriorFeatures	AppliancesIncluded	Basement	
Walk In Closet	Dishwasher	Finished	
	Dryer	Heated	
	Gas Stove	Inside Entrance	
	Washer		
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer

