

Berger Realty

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Ocean 17
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2630 Circle Dr
Hammonton, NJ 08037

Asking \$239,900.00



COMMENTS

Imagine your own cottage within a short walk to the Mullica River, where you can enjoy easy access for kayaking, canoeing, fishing, and a scenic park that is private to only residences of Sweetwater Terrace. This property offers a lifestyle that is truly meant for enjoying the outdoors and the natural landscaping of the Pine Barrens. This home is a one bedroom with office, nice sized entryway/foyer that could be used as a dining area, updated kitchen with stainless steel appliances, hardwood floors in main areas except kitchen and bathroom, updated bathroom with access via the bedroom, exposed beams in the living room, and a roof that is less than five years old. Close-by parks are Batsto Village (less than 4 miles) and Wharten State Park is a short drive. The heart of Hammonton is only 9 miles away where you can find a variety of restaurants, shopping, entertainment, breweries, and wineries. The Atlantic City airport is 20 miles away. This location is perfect for someone looking for a low maintenance property with privacy yet convenience or a savvy buyer who wants to invest in a phenomenal rental opportunity for a vacation revenue. This sale includes lot #11, making the total property size .60 acres. The septic will need to be replaced- the seller is open to considering an escrow or credit depending on the offer but will not perform this work prior to settlement.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Shed	ParkingGarage None	InteriorFeatures Skylight(s)
	Basement Sla	Heating Electric	Cooling Wall Units
	Ask for Monica R. Berger		
	Berger Realty Inc		
	1670 Boardwalk, Ocean City		
Call: 609-391-0500		See Remarks	
Email to: msr@bergerrealty.com		Private	
Water		Private	

