



**531 Melrose**  
**Atlantic City, NJ 08401**

**Asking \$320,000.00**



**COMMENTS**

Up the street from Ocean Casino, Showboat Hotel with its brand-new indoor waterpark and the world-famous Atlantic City Boardwalk is a home looking for its next owner. On your front porch you get a view of the casino area leaving you close enough to walk if you desired but still far enough away from downtown to maintain a quiet lifestyle making this location ideal for everyone. Entering the home, you are greeted with a newly updated open concept living room and access to the large eat-in kitchen and dining area. Off the back of the kitchen there is a large laundry/mud room with a full bathroom and access to the back deck and large fenced in yard. Upstairs there are three bedrooms and another full bathroom. In this part of Atlantic City, you are surrounded by so many great spots and with off-street parking, and public transportation at your door, you can get anywhere in town with ease. Sitting just blocks from multiple beaches, fisherman's park, multiple casinos, gardeners' basin, the soon to be re-opened Atlantic City Aquarium and many restaurants you couldn't ask for a more convenient location. Ask your lender about the Down Payment Assistance Programs available to you. Schedule your private tour today!

**PROPERTY DETAILS**

| Exterior | Outside Features  | Parking/Garage | Other Rooms          |
|----------|---|----------------|----------------------|
| Stucco   | Curbs   | None           | Laundry/Utility Room |
|          | Deck  |                |                      |
|          | Fenced Yard   |                |                      |
|          | Sidewalks   |                |                      |
|          | <p>Ask for Sheilah Baran<br/>                     Berger Realty Inc<br/>                     1330 Bay Avenue, Ocean City<br/>                     Call 609-391-1330<br/>                     Emailing info@bergerrealty.com</p> |                |                      |
|          | Appliances Included   | Also Included  | Basement             |
|          | Dishwasher  | See Remarks    | Full Space           |
|          | Microwave   |                |                      |
|          | Refrigerator  |                |                      |
|          | Cooling   | Water          |                      |
|          | Window Units  | Public         |                      |

