



3566 simpson  
 Ocean City, NJ 08226

Asking \$439,900.00



### COMMENTS

Investor Positive Cash Flow Opportunity! \$35,000 over next 12 months. This rare Updated Four Seasons Condo with 2-bed, 2 full baths, Pet Friendly for Owners and renters! 3566 Simpson Ave offers the ultimate affordable living experience that's less than 5 blocks to the Beach. Enjoy the convenience of your own in-unit washer/dryer in large walk in Room, modern LED cozy fireplace with mantel. The Newly updated kitchen and appliances make meal prep a breeze and the wetland views and ocean breezes create a tranquil atmosphere. With off-street parking and a pet-friendly policy that is hard to find, this home checks all the boxes for easy, relaxed living, this unit boasts a spacious open layout, and the short walk to the beach and all 34th St shopping makes every day feel like a vacation. Step outside on the cozy porch, soaking in the Ocean Breezes. Whether you're searching for a permanent residence, rental magnet or a vacation getaway, this home is the perfect retreat and you don't have to break the bank! Best Buy under \$500,000 and won't be around long. LOW Condo Assoc. Dues and Professionally managed, Fees includes ALL your Gas, Heat, Water, Trash Removal and all Exterior Maintenance and lawn care make this truly turnkey! This is a well run association with many recent capital improvements makes this home your slice of Paradise here in OC! Easy to Show until 07/15. Yearly rental expires 07/25/2025.

### PROPERTY DETAILS

Exterior Brick	ParkingGarage None	OtherRooms Eat In Kitchen Primary BR on 1st floor	InteriorFeatures Hardwood Floors Pets Allowed
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