



**307 Xanthus Ave**  
**Galloway Township, NJ 08205**

**Asking \$299,900.00**



**COMMENTS**

Nestled in the heart of Galloway Township, this beautifully maintained rancher offers the perfect blend of comfort and convenience for families. The home features three spacious bedrooms, a full bathroom, a large kitchen, a utility room, and a generous living room—ideal for family gatherings and everyday living. The true gem of this property is the expansive, fenced-in yard, providing a safe and private haven where children and pets can play freely. Imagine family barbecues or outdoor dining on the sizable deck, perfect for enjoying peaceful evenings under the stars. With two driveways and ample parking, accommodating multiple vehicles is effortless, making it ideal for busy families and those who love to entertain. Located centrally in Galloway Township, this home offers easy access to local amenities, top-rated schools, parks, and shopping centers, simplifying daily commutes and errands. This charming rancher is more than just a house; it's a place where your family can create lasting memories. Don't miss the opportunity to make it your own!

**PROPERTY DETAILS**

Exterior Vinyl	Outside Features Curbs Deck Fenced Yard Sprinkler System	Parking Garage None	Other Rooms Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor Storage Attic
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Basement Crawl Space	Heating Gas-Natural	Cooling Central
Water Public Well	Sewer Public Sewer	

