



**6753 Washington**  
**Egg Harbor Township, NJ 08234**

**Asking \$274,900.00**



### COMMENTS

This charming 3-bedroom, 2-bath Ranch home is nestled on a spacious lot of over half an acre in the heart of Egg Harbor Township. The property features a full walkout basement and a detached garage, offering endless possibilities for comfortable living and creative upgrades. Inside, you'll find a cozy family room, an eat-in kitchen, ample storage, and a laundry area. The walkout basement can easily be transformed into 4 or more additional bedrooms to suit your needs. While the home is in move-in condition, it could benefit from some updates. It's being sold "as-is" but offers a fantastic location close to Walmart, Sam's Club, Atlantic City Airport, as well as Atlantic City and Ocean City beaches. This property holds tremendous potential, making it an excellent opportunity for homeowners or investors looking to create their dream space. Highlights: Expansive lot 2 full bathrooms 3 bedrooms, with potential for additional rooms Plenty of storage Front patio Nice backyard Ample parking Appliances included (Refrigerator, gas stove, washer, and dryer) Central heating system in great working condition, but the air conditioner needs repair Don't miss out on this opportunity to own a home with great bones and endless possibilities in a desirable location. The property is vacant and easy to show. The sale is "as-is," with the seller not responsible for any repairs or inspections. The buyer will be responsible for any required repairs, inspections, and obtaining the Certificate of Occupancy (CO) required by the city.

### PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Fenced Yard	None	None	Eat In Kitchen
Shed	Ask for Bob Wilkins		Primary BR on 1st floor
	Berger Realty Inc		Recreation/Family
	109 E 55th St., Ocean City		Storage Attic
	Call: 609-399-4211		Walkout
Basement	6 Bedrooms	Heating	Gas
Room	Email to: info@bergerrealty.com	Gas-Natural	
Finished			
	Sewer		
Public	Public Sewer		

