

# Berger Realty

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**61 Heather Croft**  
**Egg Harbor Township, NJ 08234**

**Asking \$165,000.00**



## COMMENTS

**CALLING ALL SAVVY INVESTORS!!!** Cash in NOW on this beautiful first floor unit at Heather Croft. The property is currently occupied by a long-term tenant who maintains it impeccably. Enter into this warm and inviting 2 bedroom, 1 bath unit and you'll delight in the upgrades, evident throughout. Easy Care laminate floor provides clean lines and is found in the formal living room, dining room and kitchen. The cabinets have been upgraded, and there is a full appliance package included. You also find that the main bathroom in the hallway has also been tastefully upgraded. If you like to enjoy your morning coffee outside, you may choose from either of your two patios, including one directly off the owner's suite. The tenant's lease expires in May 2025, so please be courteous when showing the property. All appointments will go through ShowingTime. The monthly lot rent of \$325 covers the exterior maintenance, landscaping, and the pool.

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage None	OtherRooms Dining Room Laundry/Utility Room Primary BR on 1st floor	InteriorFeatures Fireplace(s) Walk in/Cedar Closet
Heating Electric Forced Air Heat Pump	Cooling Central	HotWater Electric	Water Public Water
Sewer Public Sewer			

