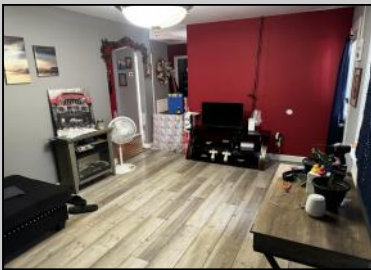




**6304 Nelson**  
**Hamilton Township, NJ 08330**

**Asking \$265,000.00**



**COMMENTS**

Rancher in Harding Lakes features 3bed 1bath, laminated floors, nice size backyard and Detached Garage. If you are First time home buyer or looking to downsize is a nice property needs some TLC. The large back yard is mostly fenced in and perfect for entertaining family and friends. Property is being SOLD AS IS CONDITIONS, buyer is responsible for CO. Inspection is for information purposes. Seller is motivated.

**PROPERTY DETAILS**

|   |                                |                                  |   |
|---|--------------------------------|----------------------------------|---|
| Exterior<br>Vinyl   | OutsideFeatures<br>Fenced Yard | ParkingGarage<br>Detached Garage | InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Crawl Space        | Heating<br>Gas-Natural           | Cooling<br>Central  |



Sewer  
Public Sewer  
**Asker Stewart Vaughan**  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: smv@bergerrealty.com

