



305 Marsha Ave  
 Egg Harbor Township, NJ 08234

Asking \$275,000.00



### COMMENTS

Discover the perfect starter home in this delightful 3-bedroom rancher, centrally located in Egg Harbor Township, NJ. Enjoy the convenience of being just minutes away from shopping, dining, and major roads, making commuting a breeze. This inviting home features a spacious living area that flows effortlessly into the dining space and kitchen, ideal for entertaining family and friends. The three comfortable bedrooms provide ample space for relaxation, while the basement offers limitless potential for additional living space—think a home office, playroom, or even an entertainment area! With great rental potential, this property is not only a fantastic home for first-time buyers but also an excellent investment opportunity. Whether you're looking to settle down or expand your rental portfolio, this rancher has it all. Don't miss your chance to make this charming home your own—schedule a showing today!

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Deck	None	Dining Area
Vinyl	Fenced Yard		Eat In Kitchen
	Porch		
	Shed		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Storage	Dishwasher	6 Ft. or More Head Room	Forced Air
	Dryer	Partially Finished	Gas-Natural
	Gas Stove		
	Microwave		
	Refrigerator		
	Hot Water	Water	
	Gas	Gas	



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