



**463 Walnut
 Hammonton, NJ 08037**

Asking \$400,000.00



COMMENTS

This charming 3-bedroom, 2-bathroom home in a desirable Hammonton location offers a lot to love. Sitting on a generous 2.39-acre lot with the potential for subdivision, this property presents a unique opportunity. The home boasts hardwood floors in the dining and living rooms, adding a touch of classic charm. A beautiful sunroom with a vaulted ceiling and French doors leading to the rear deck provides a bright and inviting space. Fresh paint throughout gives the home a fresh feel. Updated Pex Plumbing. A screened porch offers a relaxing outdoor area, while the unfinished walk-out basement provides ample storage. A huge, oversized detached 2-car garage is a significant bonus. The seller's commitment to providing the Certificate of Occupancy (C/O) is a positive sign. While being sold "as-is," this property's desirable features, large lot, and potential for subdivision make it a must-see. Prospective buyers should conduct their due diligence.

PROPERTY DETAILS

ParkingGarage	Basement	Heating	Cooling
Two Car	Inside Entrance	Oil	Central
Detached Garage	Unfinished		
HotWater	Water	Sewer	
Electric	Well	Public Sewer	



Ask for Adelaide Misal
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: ahm@bergerrealty.com

