

# Berger Realty

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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	

