



**Price: \$399,000**

**MLS Number: A11759547**

**Condo / Town Home**

**2049 S Ocean Dr Unit 210, Hallandale Beach, Florida 33009 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,360**

**Unit: 210**

**HOA Fees: \$758**

**Waterfront: YES**

**Year Built: 1974**

**Community: AVANT GARDE CONDO**

**Subdivision: AVANT GARDE CONDO**

## ABOUT THIS PROPERTY

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INVESTOR'S DREAM: Tenant starting Dec. 1st \$3050/mo. Redone corner unit across the ocean on A1A, Just cross the street and your toes are in the sand! Spacious 2-bedroom + den (w/french doors for 3rd bedrm use) w/porcelain floors throughout, modern kitchen & baths in neutral tones. A/C 3 months new. Resort style living w/modern fitness center, intracoastal pool, tennis and BBQ area. Full service bldg., with guard gate entrance, lobby attendant, high speed internet and cable included in HOA, at \$758 monthly. Strong board-managed building with excellent financials & passed inspections. Prime location: Minutes to Aventura, Bal Harbour, Gulfstream, Hard Rock, expressways, and airports. Management allows showings: M-F until 5pm, Saturdays until 12:00pm NOON. Advance notice needed.



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