



**Price: \$220,000**

**MLS Number: A11841186**

**Condo / Town Home**

**5160 SW 40th Ave Unit 26D, Dania Beach, Florida 33314 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,200**

**Unit: 26D**

**HOA Fees: \$764**

**Waterfront: YES**

**Year Built: 1972**

**Community: OAK HILLS CONDO NO III**

**Subdivision: OAK HILLS CONDO NO III**

## ABOUT THIS PROPERTY

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Price improvement! Excellent location! Spacious 2-Bedroom, 2-Bathroom Condo in Oak Hills â€” Dania Beach Gem! Welcome home in the highly desirable area of Dania Beach. This spacious condo offers two bedrooms and two full bathrooms. New Roof and community upgrades. Located minutes from the iconic Hard Rock Guitar Hotel & Casino, major highways, Ft. Lauderdale Airport, and sun-soaked beaches of South Floridaâ€”you're at the heart of it all! Enjoy serene mornings and relaxing evenings on the screened balcony overlooking a garden and tranquil water view with a charming fountain. Nestled in a peaceful community, you'll also have access to a sparkling pool and a shaded gazeboâ€”ideal for unwinding or social gatherings. Clubhouse room also available for special events. Don't miss your chance to own a slice of paradise in one of South Florida's most coveted areas!

# PROPERTY LOCATION

Image



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