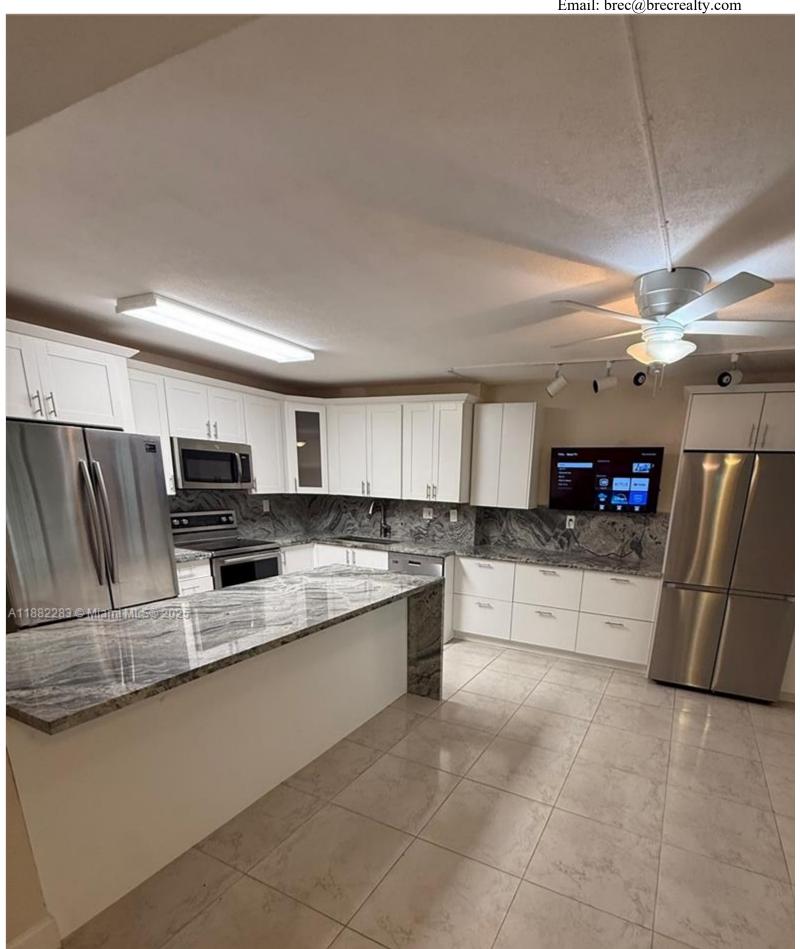
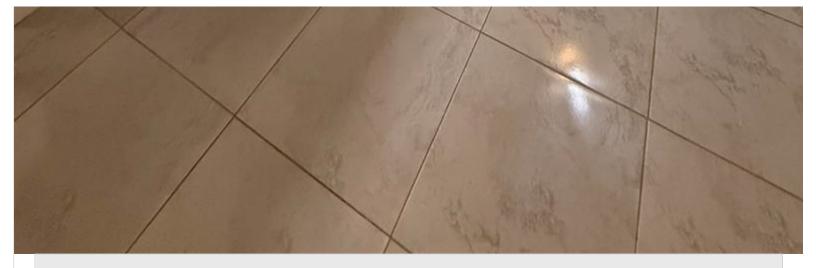


## BREC REALTY

Phone: 954-884-5050 https://www.brecrealty.com/ Email: brec@brecrealty.com





Price: \$285,000 MLS Number: A11882283 Condo / Town Home

20381 NE 30th Ave Unit 118-7, Aventura, Florida 33180 USA

Beds: 3Baths: 2Living Area: 1,380Unit: 118-7HOA Fees: \$1,157Year Built: 1973

Community: VILLA DORADA CONDO Subdivision: VILLA DORADA CONDO

Elementary School: Aventura Waterways

Junior High: Highland Oaks

## ABOUT THIS PROPERTY

PRICED TO SELL AT \$285,000! OWNER FINANCING AVAILIABLE. VACANT AND EASY TO SHOW! THIS RARELY AVAIRENOVATED FIRST FLOOR 3 BED 2 BATH 1,380 SQ FT WITH LARGE TERRACE. NEW WASHER/DRYER IN UNIT. IMF BRAND NEW WATER HEATER (2024), NEW APPLIANCES (2022), AC (2021). VILLA DORADA IN AVENTURA. PRIME A'LOCATION. STEPS FROM AVENTURA MALL, GULFSTREAM PARK RACING & CASINO, WHOLE FOODS, TARGET, PEPUBLIX, TOP RESTAURANTS, AND SHOPPING. NEAR HOUSES OF WORSHIP AND ZONED FOR 3 EXCELLENT A-RALOCATED IN THE HIGHLY DESIRABLE VILLA DORADO COMPLEX. AMENITIES INCLUDE 2 COMMUNITY POOLS, GYNKID'S PLAYGROUND, AND MORE. ACROSS THE STREET FROM DON SOFFER EXERCISE TRAIL. PERFECT FOR FAI INVESTORS! CAN BE RENTED AFTER 1-YEAR OF OWNERSHIP.

## PROPERTY LOCATION





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