



**Price: \$259,000**

**MLS Number: A11964393**

**Condo / Town Home**

**3161 S Ocean Dr Unit 809, Hallandale Beach, Florida 33009 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,092**

**Unit: 809**

**HOA Fees: \$725**

**Waterfront: YES**

**Year Built: 1972**

**Community: CLIFTON CONDO**

**Subdivision: CLIFTON CONDO**

**Elementary School: Gulfstream**

**High School: Hallandale High**

## ABOUT THIS PROPERTY

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Great opportunity to own this beautiful 2BR/2BA condo on the 8th floor, located just across the street from the ocean on the Intracoastal side. Intercoastal and ocean views enhance this bright and spacious south-facing unit with abundant natural light and a large private balcony offering breathtaking sunset vistas. The residence features walk-in closets and carpet/tile floors throughout, making it ideal for immediate move-in or investment. The unit comes with assigned covered parking for added convenience. Building amenities include a pool, sauna, BBQ area, gym, 24/7 security, and low maintenance fees. The community is well-maintained and has completed the 40-year certification. Additional amenities include a heated pool, exercise room, clubhouse, and security services. The location provides walking access to the beach, shops, and restaurants, and is minutes from Aventura Mall, Bal Harbour, Gulfstream Park, casinos, and both Miami and Fort Lauderdale International Airports. The beach is directly across the street and shares the same shoreline as the exclusive Golden Beach community. Special Assessment approximately \$15K+ total will be paid by the seller

# PROPERTY LOCATION

Image



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