



**Price: \$297,000**

**MLS Number: A11935831**

**Condo / Town Home**

**1340 Lincoln Rd Unit 807, Miami Beach, Florida 33139 USA**

**Beds: 1**

**Baths: 1**

**Half Baths: 1**

**Living Area: 768**

**Unit: 807**

**HOA Fees: \$2,171**

**Year Built: 1969**

**Community: GOLDEN HOUSE CONDO**

**Subdivision: GOLDEN HOUSE CONDO**

**Junior High: Nautilus**

**High School: Miami Beach**

## ABOUT THIS PROPERTY

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Welcome to the most convenient and sought after location in Paradise! Rare top floor available balcony condo situated on Lincoln Rd (the heart of South Beach / Miami Beach) with all its countless shopping, entertainment and dining options. The chic condo features a bright open floor kitchen / dining / living room and a large bedroom with its own private balcony and the convenience of one and a half bathrooms. The secure, clean and friendly building also features a swimming pool perfect for the lazy sunny days as well as the essential one assigned parking space. Currently tenant occupied paying \$2,100 on a monthly basis. Brand new AC unit! Easy to show by appointment and advanced 24 hours notice. Low maintenance fees makes this great condo perfect as a personal residence or as a profitable investment. 40/50 year verification completed and no new special assessments. This best priced unit in the building won't last long. Schedule your showing today!!

