



**614/45 Victoria Parade COLLINGWOOD VIC**

1 1

Ideally positioned right in the heart of all things Collingwood.

Bordering East Melbourne and Fitzroy's lifestyle attributes, is this cool inner north residence.

"Cambridge Court" is a fantastic "student accommodation" investment choice, attracting favourable rental returns.

Tranquil communal garden setting, the abode boasts good natural light, bedroom with ensuite, living/dining and kitchen/meals.

Close to Fitzroy Gardens, RMIT, Catholic University, art galleries, scenic Yarra River bike trails and the culinary delights of popular Smith, Gertrude and Victoria Streets.

**View :** <https://www.petermarkovic.com.au/sale/vic/inner-city/collingwood/residential/apartment/7420029>



**Antonio Lorusso**  
**0477220003**

Securely leased at \$694pcm until 21/07/2023

