



### 304/45 Victoria Parade COLLINGWOOD VIC

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Prime lifestyle position, bordering East Melbourne, this amazing residence is sure to attract your attention.

Cambridge Court attracts some fantastic rent returns, offering investors above average yields, currently rented on a month to month tenancy of \$325pw.

Sporting a favourable extra-large open plan design.

The building features beautiful period features, secure entrance and located close to Universities, boutique retailers, public transport options, restaurants, galleries and parkland.

**Type** : Unit

**Price** : \$ 210,000

**View** : <https://www.petermarkovic.com.au/sale/vic/inner-city/collingwood/residential/unit/8083560>



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