

**301/35 Victoria Parade, Collingwood, Vic 3066**

**Nelson Alexander**

**Apartment For Sale**

Wednesday, 22 May 2024

301/35 Victoria Parade, Collingwood, Vic 3066

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Tom Roberts  
0418553680

**Auction \$1,140,000 - \$1,250,000**

In a boutique block, approximately 120 sq meters internally with a 15 sq meter balcony, this light filled three bedroom, two bathroom apartment is the perfect inner city residence. The entrance hall flows to an entertainer's kitchen with island bench and Euro appliances overlooking a spacious open plan living and dining area opening seamlessly to a balcony with leafy views. Features include a main bathroom with bath, ensuite and walk in robe to the main bedroom, Euro laundry, good storage, and timber floors. Further features include secure entry, one car space and storage room. Walk to the MCG and CBD, moments from the buzz of Smith St and a short stroll to Gertrude St with public transport on the doorstep - the location is ideal!