



P13 300 Clifton Avenue, Leopold, VIC



Pelican Shores Estate - Site P13

HOW CUTE IS THIS..

This delightfully light filled home would ideally suit someone looking to down size but not compromise too much. The gorgeous home has been recently refurbished with new flooring and carpets, painting throughout, light fittings, wall oven and gas cooktop. A wonderful little bonus with this little cutie is the lovely water view from the kitchen. Offering two bedrooms that aren't large, but still plenty of room, split system heating and cooling to the living area and a calming colour palette, we think the right person is just around the corner. Online you will find some digitally furnished photos to give you an idea on what this lovely home could look like. Book your tour today and see this one for yourself.

Pelican Shores Estate is a beautiful and peaceful lifestyle village for the over 50's situated directly on the waterfront at Corio Bay. The village is only a few minutes from Leopold shops, 10 minutes from Geelong CBD and 1 hour from the heart of Melbourne.

Pelican Shores Estate provides something for everyone. Village facilities include a swimming pool and spa, boating club, outdoor chess set, bowling green, village garden and a community

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Price	SOLD
Property ID	102715

Lifestyle Community Details

Pelican Shores Estate

Sales Representative Details

Karen Marriner
1300 936 085
karen@pelicanshores.com.au

centre which is the hub for many social activities and gatherings. Friendly, helpful staff are on call 24 hours a day, 7 days a week and you'll also have peace of mind knowing that access to the village is via security gate. For more information visit www.pelicanshores.com.au or call 03 5250 1382

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