



46A 300 Clifton Avenue, Leopold, Leopold, VIC



## Pelican Shores Estate - Site 46A

WILL TAKE YOUR BREATH AWAY.

Brand new home on site and due to be completed in the New Year, this wonderful property will become the prized possession of a very lucky purchaser. Could that be you? On an elevated site, our photos are an artist impression and are designed to give you an idea on how you can make this very stylish home your own. Consisting of two bedrooms plus study, open plan living, very roomy Master bedroom with BIRs whilst the second bedroom is also a good size with BIRs and both are close to the large open bathroom with walk in shower and bath. For the cook, the kitchen offers electric wall oven and gas cook top, dishwasher and lots of bench and cupboard space with built in wine rack. For the entertainer, the open living and dining areas are light and spacious with views over the bay that will take your breath away from both inside and from the huge deck. There is no point in trying to tell you more, you need to call us to arrange a time you can see this property. You never know maybe you will be the lucky purchaser.

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Price	SOLD
Property ID	102769

### Lifestyle Community Details

Pelican Shores Estate

### Sales Representative Details

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

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 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.hampshirevillages.com.au](http://www.hampshirevillages.com.au) or call 03 5250 1382

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