



4 300 Clifton Avenue, Leopold, VIC



## Enjoy The Simple Life at Pelican Shores Estate

If you're looking for low maintenance living, look no further! Ideally located with close proximity to the Community Room, Pool, Spa and BBQ area. This home offers spacious open plan living with timber floors, generous kitchen with gas cook top, a double sink and plenty of cupboard space. The generous sized bedroom has a ceiling fan, two double robes with shelving, while the bathroom offers a large roomy shower. The European laundry also adds to the clever use of space in this lovely home. The front veranda is fitted with cafe blinds, around the side is a shed and carport. This property won't last at this price! Call to book your inspection!

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.

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Price	\$195,000
Property ID	103892

### Lifestyle Community Details

Pelican Shores Estate

### Sales Representative Details

Deborah Wines  
0352501382  
sales@pelicanshores.com.au

Friendly, helpful staff are on call 24 hours a day, 7 days a week and youll also have peace of mind knowing that access to the village is via security gate. For more information visit [www.pelicanshores.com.au](http://www.pelicanshores.com.au) or call 03 5250 1382

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