



110/300 Clifton Avenue, Leopold, Victoria



## Pelican Shores - Site 110

Experience the breathtaking water views stretching from Melbourne to Portarlington right from your own backyard. Step onto the expansive rear entertaining deck and soak in the sight of the Spirit of Tasmania passing by, playful dolphins, and mesmerizing sunrises creating a daily display of natural beauty.

This well presented 2-bedroom home, only 5 years young, exudes comfort and style. Unwind in the sunlit master bedroom with a walk-in robe, plenty of shelving space, and direct access to the deck for tranquil sea breeze moments. The luxurious bathroom, shared with dual access, is a visual delight, and this home also has a second separate toilet for convenience. The second bedroom enjoys abundant natural light, a double wardrobe, and shelving for convenient storage solutions.

With sliding doors connecting the lounge and main bedroom to the deck, every corner is designed for seamless indoor-outdoor living. The generous kitchen boasts ample storage, a DeLonghi dishwasher, gas cooktop, oven, and a large pantry.

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Price \$579,000  
Property ID 104038

### Lifestyle Community Details

Pelican Shores Estate

### Sales Representative Details

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Stay cozy year-round with an efficient Panasonic Split System heating and cooling in the open-plan living area. For added security and convenience, the fully fenced block features a garage with a roller door, internal fencing, and quality marine-grade screens including Ziptrak screens on the rear deck ensuring privacy and protection.

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 heated spa, boating club, outdoor chess set, bowling green, village garden and a community centre which has a gym, theatre, conference room and more, and 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 will also have peace of mind knowing that access to the village is via security gate.

(Reference No: HAMP-00326)

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