

Sold



133b/300 Clifton Avenue, Leopold, VIC



## Pelican Shores - Site 133b - new duplex from \$311,500\*

This brand-new property offers a spacious one bedroom and study, complete with a well-appointed bathroom and a separate toilet for added convenience.

The open plan living area is designed to maximize space and natural light, creating a warm and inviting atmosphere. Step outside onto the merbau deck, which boasts dual entry points, and soak in the breathtaking views of the surrounding landscape. Whether you're hosting a barbecue or simply enjoying a cup of coffee, this outdoor space is perfect for relaxation and entertaining.

\* This price is based on an 80:20 shared equity arrangement. This home can also be purchased outright for \$389,000.

These duplexes present a unique opportunity for someone who may want to live close to another friend or family member while still having their own space and independence.

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Price	SOLD
Property ID	104210

### Lifestyle Community Details

Pelican Shores Estate

### Sales Representative Details

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Pelican Shores Estate is a secure community exclusively for those over 50, ensuring a peaceful and harmonious living environment. The friendly and tight-knit community fosters a sense of belonging and provides opportunities for socializing and making lifelong friends.

Convenience is at your doorstep, with the Leopold shopping centre just minutes away. Additionally, the heart of Geelong is within close proximity, offering a vibrant array of dining, entertainment, and cultural experiences.

Don't miss the opportunity to make this brand-new duplex your own. It offers a modern lifestyle, impeccable design, and a prime location.

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