



200/300 Clifton Avenue, Leopold, Victoria



Pelican Shores Estate - Site R200

Wake up to breathtaking bay views in this beautifully appointed new home, perfectly positioned in the heart of Pelican Shores Estate. North-facing and thoughtfully designed, this two-bedroom residence offers relaxed, low-maintenance living in a peaceful, welcoming over-50s community.

Step inside to discover light-filled open-plan living, a clever study nook, and stylish finishes throughout. Whether you're entertaining guests or enjoying a quiet morning coffee on the deck, this home blends comfort, convenience, and coastal charm.

Home Highlights:

- Two generously sized bedrooms with built-in robes and natural light

 2  1  1

Price Under Contract
Property ID 105114

Lifestyle Community Details

Pelican Shores Estate

Sales Representative Details

Pelican Shores Estate - Deborah Wines
0352501382
sales@pelicanshores.com.au

- Bright study nook ? ideal for working from home or reading
- Open-plan kitchen, dining, and living area with bay-facing views
- Modern kitchen with stainless steel appliances, including dishwasher
- Spacious bathroom plus an additional separate toilet
- Ceiling fan and split system heating/cooling for year-round comfort
- Undercover Merbau deck with stunning bay outlook ? perfect for entertainment
- Secure undercover carport

Enjoy the freedom of downsizing without financial stress ? there?s no stamp duty, no council rates, and absolutely no exit fees.

Make the most of a vibrant lifestyle village nestled by the bay, where community, comfort, and peace of mind come together. At Pelican Shores Estate, every day feels like a holiday.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

Powered By:

