

Sold



R25P/300 Clifton Avenue, Leopold, Victoria



## Pelican Shores Estate - Site R25P

Enjoy the best of bayside living just one row back from the Corio Bay waterfront in this bright and low-maintenance two-bedroom home at Pelican Shores Estate in Leopold. Designed for over 50s, this peaceful community offers the perfect mix of comfort, convenience and lifestyle freedom.

Step inside to find a light-filled open plan layout with timber-look flooring, air conditioning and carpeted bedrooms. The master bedroom features a walk-in robe, while the second bedroom includes built-in storage?ideal for visiting grandkids or hobbies. A neat kitchen with gas cooking and a generous lounge complete the space.

The enclosed outdoor area provides a flexible zone for entertaining or relaxing. With pets welcome, a single car space, and a quiet position, this home ticks all the boxes.

No stamp duty, council rates or exit fees?book a tour today and make the move.

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Price	SOLD
Property ID	105700

### Lifestyle Community Details

Pelican Shores Estate

### Sales Representative Details

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

Enjoy waterfront living at Pelican Shores Estate in Leopold. With excellent facilities, a warm community and easy access to local shops, this over 50s village is the complete package. No stamp duty, council rates or exit fees?it?s a smart financial move. Get in touch today to learn more or arrange a tour.

(Reference No: PSE-R25P)

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