







Pelican Shores Estate - Site 30

Set in a quiet corner of the community, this well-presented twobedroom home offers a comfortable and low-maintenance lifestyle perfect for over-50s looking to downsize without compromise.

Inside, you?II find a bright open-plan layout with hardwood flooring, reverse cycle air conditioning, and ceiling fans to keep things comfortable year-round. The kitchen is well equipped with stone benchtops, gas cooking, a dishwasher, and plenty of storage?ideal for everyday convenience and entertaining. Both bedrooms feature built-in robes and soft carpet underfoot, while a separate study provides extra flexibility for hobbies or work.

Enjoy your morning cuppa or relax with a good book. With extras like solar panels, tinted windows, and NBN fixed wireless already in place, this move-in-ready home is as practical as it is inviting.

Embrace a lifestyle of freedom and comfort by the water?this is affordable living at its finest. Enjoy waterfront living at Pelican



Price \$495,000 Property ID 105782

Sales Representative Details

Pelican Shores Estate - Deborah Wines 0352501382 sales@pelicanshores.com.au 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-30)

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