



118/300 Clifton Avenue, Leopold, Victoria



## Pelican Shores Estate - Site 118

Set on a peaceful corner block in the heart of Pelican Shores Estate, this bright and airy two-bedroom home is ready for you to move straight in. Designed for low-maintenance living, it's ideal for over 50s seeking comfort, security and a relaxed coastal lifestyle.

Step inside to discover open plan living with ceiling fans and air conditioning to keep things comfortable year-round. The modern kitchen features gas cooking, a dishwasher, and ample storage?perfect for everyday ease. Both carpeted bedrooms come with built-in robes, while the bathroom is neat, tidy and easily accessible.

Outside, enjoy your morning cuppa or entertain friends in the private outdoor area, complete with a garden shed and fully fenced yard?great for those with pets. A double car space adds convenience, and the quiet location offers extra peace of mind.

Enjoy waterfront living at Pelican Shores Estate in Leopold. With

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Price \$430,000  
Property ID 105895

### Lifestyle Community Details

Pelican Shores Estate

### Sales Representative Details

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

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.

Homes like this don?t last long?contact us to arrange your private tour.

(Reference No: PSE-118)

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