



67/300 Clifton Avenue, Leopold, Victoria



## Pelican Shores Estate - Site 67

Enjoy relaxed coastal living in this modern, move-in ready two-bedroom home at Pelican Shores Estate. Ideally positioned in a quiet spot close to village facilities, Site 67 offers a low-maintenance lifestyle with all the essentials for over 50s.

Inside, you'll find open plan living, a freshly renovated bathroom with skylight, and a well-equipped kitchen with laminated benchtops, hybrid floorboards, gas cooking and a dishwasher. Both bedrooms feature built-in robes, with air conditioning, ceiling fans and carpet for year-round comfort.

Step out onto the front deck with motorised blinds and enjoy a small ocean view, or unwind in the beautiful backyard?neat, tidy, and with room to grow flowers or veggies. The double carport includes an electronic roller door at the front and a pull-down blind at the rear for added convenience.?Fully fenced and pet-friendly, this home is packed with practical features.?

 2  1  2

Price	\$480,000
Property ID	105902

### 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-67)

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:

