



98 300 Clifton Avenue, Leopold, VIC



## Pelican Shores Estate

### WATER FRONT LIVING SOMETHING SPECIAL

This home really is something special and it may just be hard to do it justice here. On offer is this beautifully presented two bedroom plus study home that wraps you in warmth as soon as you come in the door. The kitchen has more cupboard and bench space than usual and includes gas cooktop, electric under bench oven, dishwasher, corner pantry and an amazing island bench with power point access. Stunning wood floors run through the living and dining area with a wall of double glazed windows and glass sliding doors that take in a stunning view of the bay and fabulous outdoor entertaining deck.

The large master bedroom has its own ensuite and walk in robe, whilst the second bedroom, also a fantastic size, has access to a laundry/shower room next to a separate powder room. The only thing that will do this property justice is if you view it for yourself. This home really is something special, it is a must see so make an appointment today.

Pelican Shores Estate is a beautiful and peaceful lifestyle village for the over 50's situated directly on the waterfront at Corio Bay. The village is only a few minutes from Leopold shops, 10 minutes

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Price SOLD for \$530,000  
Property ID 102555

### Lifestyle Community Details

Pelican Shores Estate

### Sales Representative Details

Cathy Watson  
03 5250 1382  
cathy@pelicanshores.com.au

from Geelong CBD and 1 hour from the heart of Melbourne.  
Pelican Shores Estate provides something for everyone. Village facilities include a swimming pool and spa, boating club, outdoor chess set, bowling green, village garden and a community centre which is the hub for many social activities and gatherings. Friendly, helpful staff are on call 24 hours a day, 7 days a week and you'll also have peace of mind knowing that access to the village is via security gate. For more information visit [www.pelicanshores.com.au](http://www.pelicanshores.com.au) or call 03 5250 1382

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