

Sold



46B 300 Clifton Avenue, Leopold, Leopold, VIC



## Pelican Shores Estate - Site 46B

LIFE IS A BREEZE OR AT LEAST IT CAN BE.

Brand new home on site and due to be completed in the New Year, here is another wonderful property by Parkwood Homes designed to take in views of the bay. As this home is being prepared for sale, we have offered artists impressions as our photos to give you some ideas on how to make this home yours. Also positioned on an elevated site, the home consists of two bedrooms, open plan living, roomy Master bedroom with BIRs. The second bedroom, also a good size with BIRs shares the large open bathroom with walk in shower. The stylish kitchen offers electric wall oven and gas cook top, dishwasher and lots of bench and cupboard space. This lovely home is also designed to take in the spectacular view from both inside and out with glass sliding doors lead off the dining area to the great sized deck with plenty of room for a comfy setting to relax and take in that view. Take the time to give us a call to book your day and time to tour the Village and view this lovely home.

Pelican Shores Estate is a beautiful and peaceful lifestyle village for the over 50's situated directly on the waterfront at Corio Bay.

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Price SOLD  
Property ID 102770

### Lifestyle Community Details

Pelican Shores Estate

### Sales Representative Details

Karen Marriner  
1300 936 085  
karen@pelicanshores.com.au

The village is only a few minutes from Leopold shops, 10 minutes 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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