



118/300 Clifton Avenue, Leopold, VIC



Site 118A

Discover affordable bay living: This beautifully sunlit 2-bedroom home in the highly sought-after Pelican Shores Estate is just a short stroll from the bay. With modern comforts, ample storage, and serene surroundings, this property offers the perfect blend of relaxation and convenience. Situated on a corner block, this home also offers two driveways, one with a roller door and an extra-long driveway on the other side - perfect for those with additional cars, boats or caravans.

FEATURES:

- Bright and Spacious Layout: Sunlight pours into every corner, creating a warm and inviting atmosphere throughout the home.
- 2 Bedrooms with Built-In Robes: Enjoy plenty of space and storage for all your needs.
- Stunning Sunroom with Tinted Glass: This versatile space is perfect for soaking in the views while enjoying privacy ideal for a reading nook, or a spot for afternoon tea.
- Fans in Every Room & Split System Air Conditioning: Stay cool and comfortable all year long.
- Abundant Storage: With built-in cupboards, a garden shed, and

 2  1  4

Price \$439,000
Property ID 105090

Sales Representative Details

Mireeka Hogan
03 5250 1382
sales@pelicanshores.com.au

plenty of space throughout, theres room for everything!

- 2 driveways: 1 driveway with a roller door and the second with an extra long driveway.
- Very Low Maintenance, clothesline, and garden shed complete the perfect simple lifestyle
- Prime Location Near the Bay: Just a few steps away from the sparkling waterfront, youll have easy access to relaxing coastal walks and the fresh sea breeze.

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:



RELOCATABLE LIVING
— .COM.AU