



200/300 Clifton Avenue, Leopold, VIC



## Site R200 - new home at Pelican Shores

You won't want to miss this stunning new home in Pelican Shores Estate, complete with Bay views

This high-quality home is perfectly situated North facing and overlooking the bay, offering a peaceful and picturesque setting in a welcoming community. Designed for relaxed, low maintenance and easy living, this two-bedroom residence includes a bright study nook, one bathroom, and two convenient toilets. Every detail has been thoughtfully curated for comfort and style.

### Key Features:

- Two spacious Bedrooms, both with built in robes and filled with natural light
- Additional Study Nook ideal for a home office
- Open plan living dining and kitchen facing the bay
- Modern appliances including a stainless steel dishwasher
- Modern Bathroom with plenty of room to move
- Ceiling Fan and Split System for year-round comfort
- Undercover Merbau Deck with stunning bay views perfect for

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Price \$640,000  
Property ID 105114

### Sales Representative Details

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entertaining or unwinding

- Garden Shed for extra storage

- Undercover Carport

Enjoy the benefits of downsizing in a serene lifestyle village surrounded by nature and the bay. This community offers an active, friendly lifestyle with an array of social activities and an environment where you can truly relax.

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