



FOR SALE

SINGLE LEVEL SPACES OF SIGNIFICANCE

Pelican Shores Estate - Site 34

All the advantages associated with this fully independent over 50's lifestyle residence – and all the low-maintenance ease that accompanies this spotlessly renovated home – are beautifully combined to deliver modern style within a practical floor plan that makes the most of the space. Stylish lines and its corner block appeal introduce a three bedroom, one bathroom floor-plan that features exceptionally clever and generous spaces for living, dining and outside spaces.

The quality of the user friendly kitchen is made instantly clear by its soft tones, stainless steel appliances and an abundance of cupboard space, while a separate laundry, undercover alfresco, garden shed, two split systems, carport with roller door lead the list of additional attractions.

Sliding doors from a master bedroom open onto a deck and wraparound backyard providing a peaceful place to relax and unwind. The bathroom with freestanding bath provides dual access and two more bedrooms with built-in robes.

Its location opposite the waterfront at Corio Bay further illustrates the appeal of a property that has all the answers for life as we would wish it to be.

Pelican Shores Estate is a terrific lifestyle village for the over 50's situated close to Leopold shops, 10 minutes from the Geelong town centre and just one hour from Melbourne.

Village facilities include:

- Swimming pool and spa
- Outdoor chess set
- Bowling green
- Village garden
- Community centre
- Security Gate surrounding the estate

Village Emergency 24hr Contact is available.

Pets allowed, contingent on application to management.

3 BED | 1 BATH | 1 CAR

PRICE:
\$275,000

OPEN FOR INSPECTION:
N/A

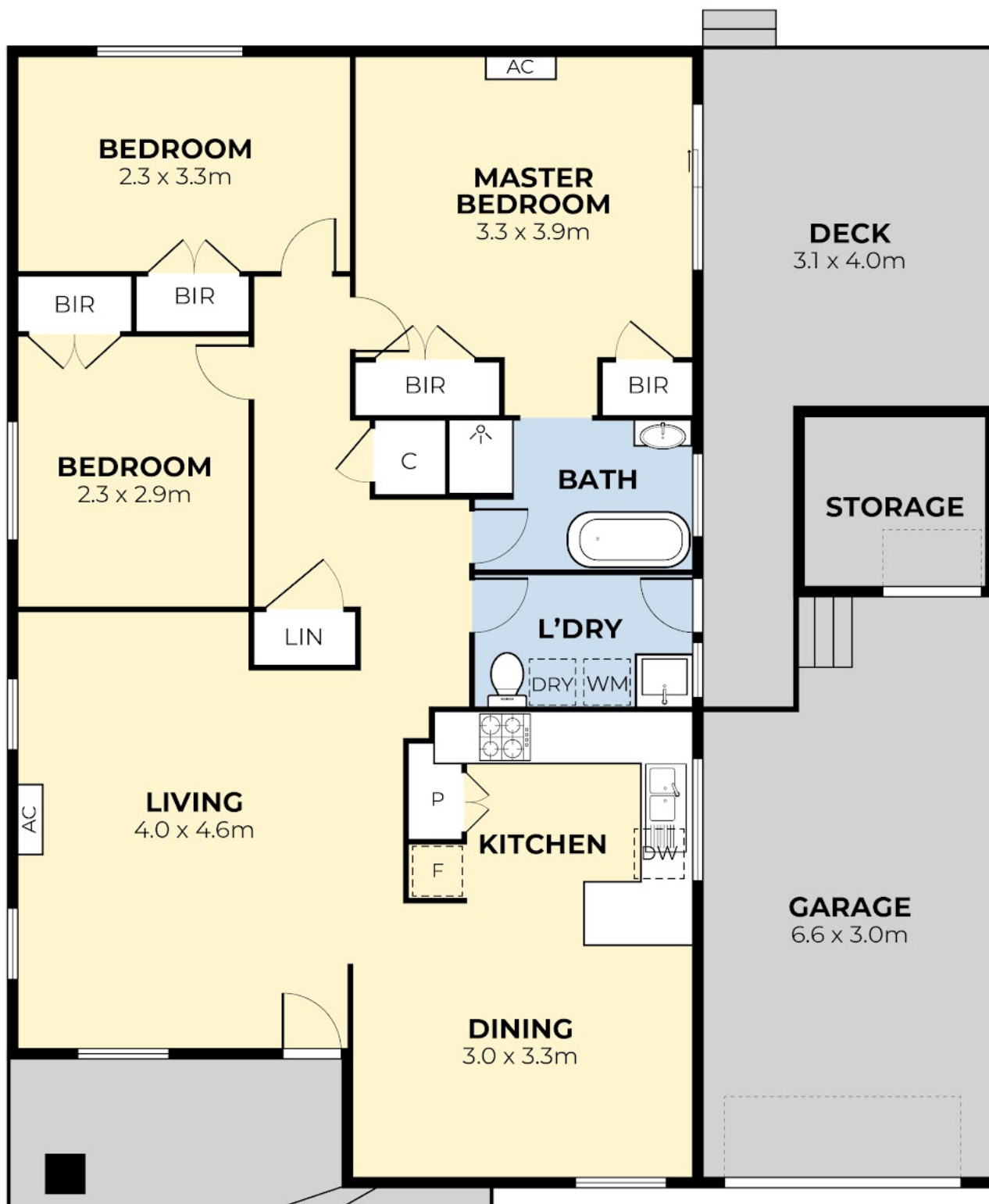


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.