



## WELCOME TO PELICAN SHORES ESTATE

Imagine waking up to views over the Bellarine Peninsula and then starting your day with a gentle stroll along the village boardwalk. At Pelican Shores Estate you'll feel like you're on holiday, every day.

You'll have a range of fantastic facilities at your fingertips including a swimming pool and spa, residents workshop and a community centre where you can catch up with old friends or make new ones. Your pets are most welcome at Pelican Shores too, and you never know, you might even spot the odd pelican.



## LOCATION

Pelican Shores boasts a serene waterfront location in a rural setting. You'll feel like you are a world away but everything you could need is within easy reach.

- Leopold is just 5 minutes away where you'll find supermarkets, shops, medical services and leisure facilities.
- Geelong is 10 minutes away
- Bellarine Peninsula is 10 minutes away
- Melbourne is 1 hour away

## FACILITIES & SERVICES

Our facilities and services have been designed especially for your enjoyment, so you can spend more time doing the things you love.

- Community centre
- Library
- Swimming pool & Spa
- Residents workshop
- Large outdoor chess
- Waterfront boardwalk
- Outdoor entertaining area/BBQ facilities
- Secure gated entry
- Staff on call 24/7 for emergencies
- Pet friendly



## OUR HOMES

With a range of floor plans, facades, home sizes and price points, you can choose a home that best suits your needs, style and lifestyle.

### What does it cost?

The cost of homes depends on several factors such as size, location within village and whether it is a new or pre-loved home.

We offer shared equity on new homes which helps to lower the purchase price by allowing you to pay from 75% to 99.99% in return for an identical percentage ownership of the home. For example, if you choose to pay 80% of the total cash purchase price then you own 80% of the home.

Your site fees will be outlined in your residential site agreement and includes access to all village facilities and services. Centrelink offers rent assistance which acts as an effective subsidy on the amount payable.

## WHAT OUR RESIDENTS SAY

*“Pelican Shores not only allowed us to free up extra cash but is just a beautiful place to live. Leaving for holidays is a breeze, nothing to worry about knowing your home is safe. We have stunning views and can walk our dogs in some of Victoria’s best surrounding countryside. The staff are friendly and helpful, just a great place to call home.” - Norma & John*

## CONTACT US

TELEPHONE: (03) 5250 1382

EMAIL: [sales@pelicanshores.com.au](mailto:sales@pelicanshores.com.au) | WEBSITE: [www.pelicanshores.com.au](http://www.pelicanshores.com.au)

ADDRESS: 300 Clifton Ave, Leopold VIC 3224