



36A San Marco Promenade Pelican Point, WA

 3  2  2

## PELICAN POINT PERFECTION!

Capturing the very essence of sophistication, this beautiful home rests amid the Grand Canals of Pelican Point and the Leschenault Estuary waters. Extending to a luxurious swimming pool with waterside views, this home will truly inspire and delight. The kitchen, dining and living areas, together with numerous balconies, are designed to take full advantage of the stunning outlook.

With the Estuary only meters away, it provides refreshing walkways and bike tracks around the water. All this and more, equal a perfect recipe for a fantastic lifestyle!

Extra features include:

- 3 bedrooms, 2 bathrooms on 475m2 block
- Built 2011 by G.J Gardner Homes

For more details please visit :  
<https://www.summitbunbury.com.au/6598760>

**Price:** \$920000

**Council Rates:** \$3,322.00/year (approx)

**Water Rates:** \$1,463.00/year (approx)



**Adrian Triplett**

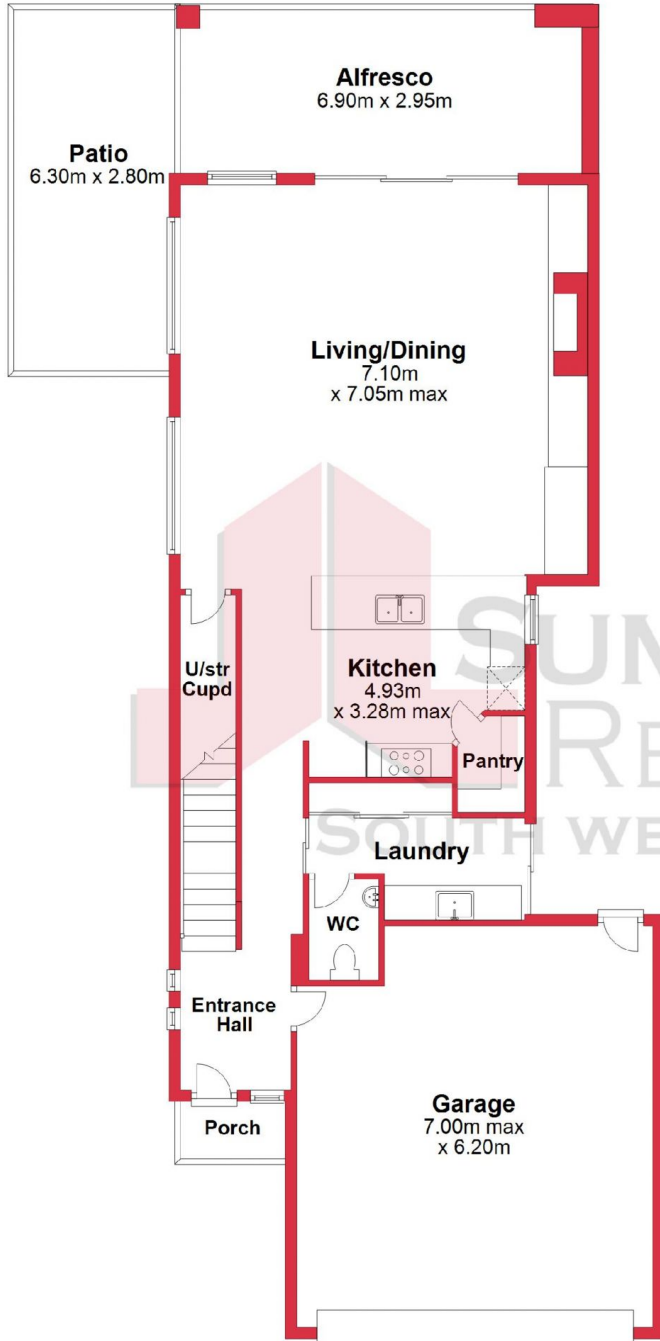
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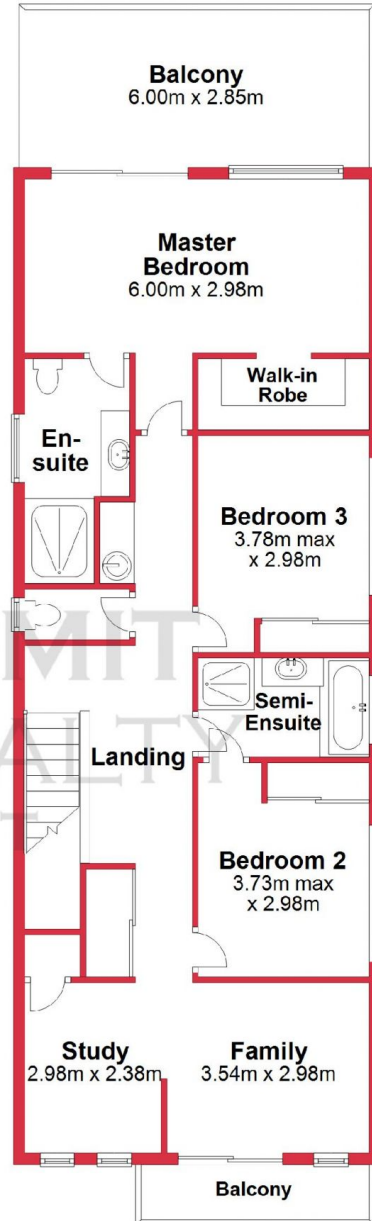
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## Ground Floor



## First Floor



This plan has been prepared for marketing purposes only. Whilst every care is taken in the production of this plan, measurements, angles and positioning of doors/windows may not be accurate. Interested parties are strongly advised to undertake their own checks when establishing the suitability for furniture etc. Not To Scale.  
Plan produced using PlanUp.

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