

# Seaside Estate

ST LEONARDS

**Bisinella**  
*the key to your community*

# The essence of seaside living.

Nestled in St Leonards, Seaside Estate is a new community offering an authentic and relaxed lifestyle by the seaside. This 230-lot residential estate on the Bellarine Peninsula offers residents a relaxing lifestyle all year round. Located only 500m away from the picturesque beaches of St Leonards, Seaside Estate gives you the perfect coastal escape.

St Leonards is an established community that gives you direct access to sprawling wineries, pristine beaches and neighbouring coastal towns. Find your forever home at Seaside Estate.



St Leonards Beach



# Discover a relaxed lifestyle.

Known for its laid back way of life, the beach-front town of St Leonards is conveniently located between Queenscliff and Portarlington. Due to its location on the Bellarine Peninsula, the town has consistent calm waters, making it perfect for sailing, fishing or swimming.

Enjoy the rural and carefree seaside setting at St Leonards with the rest of the Bellarine Peninsula, iconic Surf Coast and the area of Greater Geelong only a short drive away. Sorrento is accessible by ferry from Queenscliff, while Melbourne is only a 90-minute drive away.

Seaside Estate is the latest Bisinella community to be created on the Bellarine Peninsula. Family-owned and operated, Bisinella has been the pre-eminent land developer in the Greater Geelong region for more than 30 years.



## AMENITY NEARBY

- **The Fig Tree Store,**  
1370 Murradoc Rd, St Leonards VIC 3223

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- **Taylor Reserve,**  
Taylor Reserve, Indented Head VIC 3223

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- **St Leonards Primary School,**  
1341 Murradoc Rd, St Leonards VIC 3223





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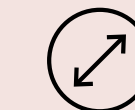


# Experience coastal living.

Seaside Estate is a 230-lot residential estate located at 152-200 Bluff Road on two hectares of reserve and open space, combined with a constructed wetland on your entrance to the estate.

Lot sizes at Seaside Estate range from approximately 350m<sup>2</sup> to 588m<sup>2</sup>, and is within close proximity to Port Phillip Bay Reserve Parkland and 500m from the beach at St Leonards.

## STANDARD SEASIDE INCLUSIONS



Fully serviced lots



Optic fibre telecommunications provided by Opticomm



Colorbond fencing included



Developer solar panel rebate



Crossovers & laybacks included



Protective guidelines



**STAGE EIGHT**

Lot	Street	Area (m <sup>2</sup> )
801	Thornton Ave	468
802	Thornton Ave	456
803	Black Swan Ave	517
804	Black Swan Ave	447
805	Black Swan Ave	447
806	Black Swan Ave	447
807	Black Swan Ave	399
808	Black Swan Ave	399
809	Black Swan Ave	447
810	Black Swan Ave	447
811	Black Swan Ave	511
812	Black Swan Ave	511
813	Black Swan Ave	447
814	Black Swan Ave	447
815	Black Swan Ave	448

Lot	Street	Area (m <sup>2</sup> )
816	Black Swan Ave	400
817	Black Swan Ave	400
818	Black Swan Ave	448
819	Bartail Street	508
820	Bartail Street	512
821	Bartail Street	411
822	Bartail Street	406
823	Black Swan Ave	448
824	Black Swan Ave	448
825	Black Swan Ave	448
826	Black Swan Ave	447
827	Thornton Ave	446
828	Thornton Ave	447
829	Thornton Ave	447

Prices inclusive of GST and calculated in accordance with the margin scheme

STAGE EIGHT

CLICK OR SCAN FOR AVAILABILITY AND PRICING

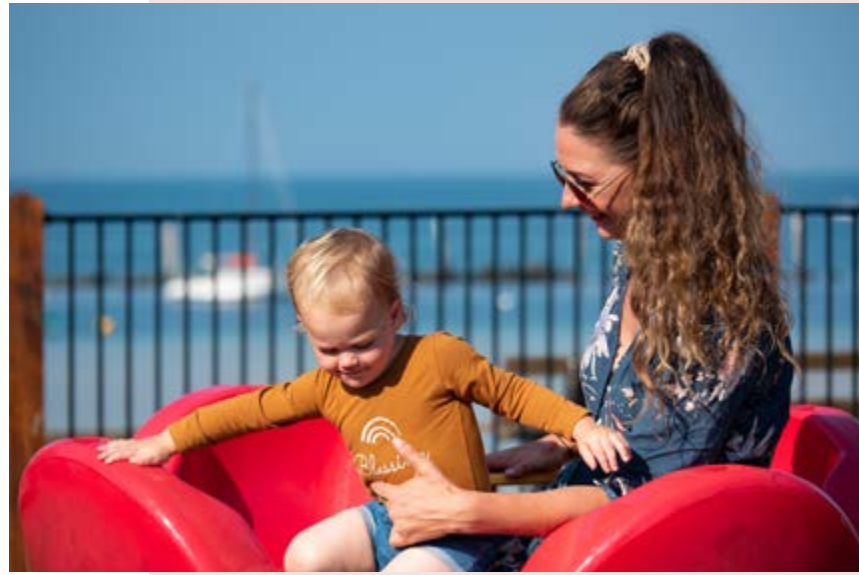


**Live Seaside,  
and escape into  
a relaxed lifestyle.**









# Location above it all.

Seaside Estate is positioned along the Bellarine Peninsula and has a variety of attractions and sights on your doorstep, waiting to be discovered. Edwards Point Wildlife Reserve and St Leonards Lake Reserve are two of the many parks in St Leonards, both home to a large collection of birdlife. Discover some of the most biologically productive habitats, rivalling tropical rainforests.

## EXPLORE SEASIDE AND MORE

If you're up for a day of thrill, Adventure Park is a 15-minute drive from the estate, and is Victoria's biggest water theme park. Or take a swing on St Leonards Golf Club, "the friendliest golf club on the Bellarine." This 18-hole country-style course is set amongst native gums with glimpses of Port Phillip Bay, and is a short 2-minute drive away from Seaside Estate.

Within the picturesque Bellarine Peninsula, treat your tastebuds to the Bellarine Taste Trail. You have a choice of wineries and cellar doors for cider, beer, gin and whiskey for tasting. Scotchman's Hill is a leading local winery established in 1982, with over 30 years experience, it's no surprise that they have been rated among James Halliday's Top 100 Australian Wineries.

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St Leonards Pier

Be a part of the  
Greater Geelong  
Community  
and lifestyle.

● Geelong Waterfront

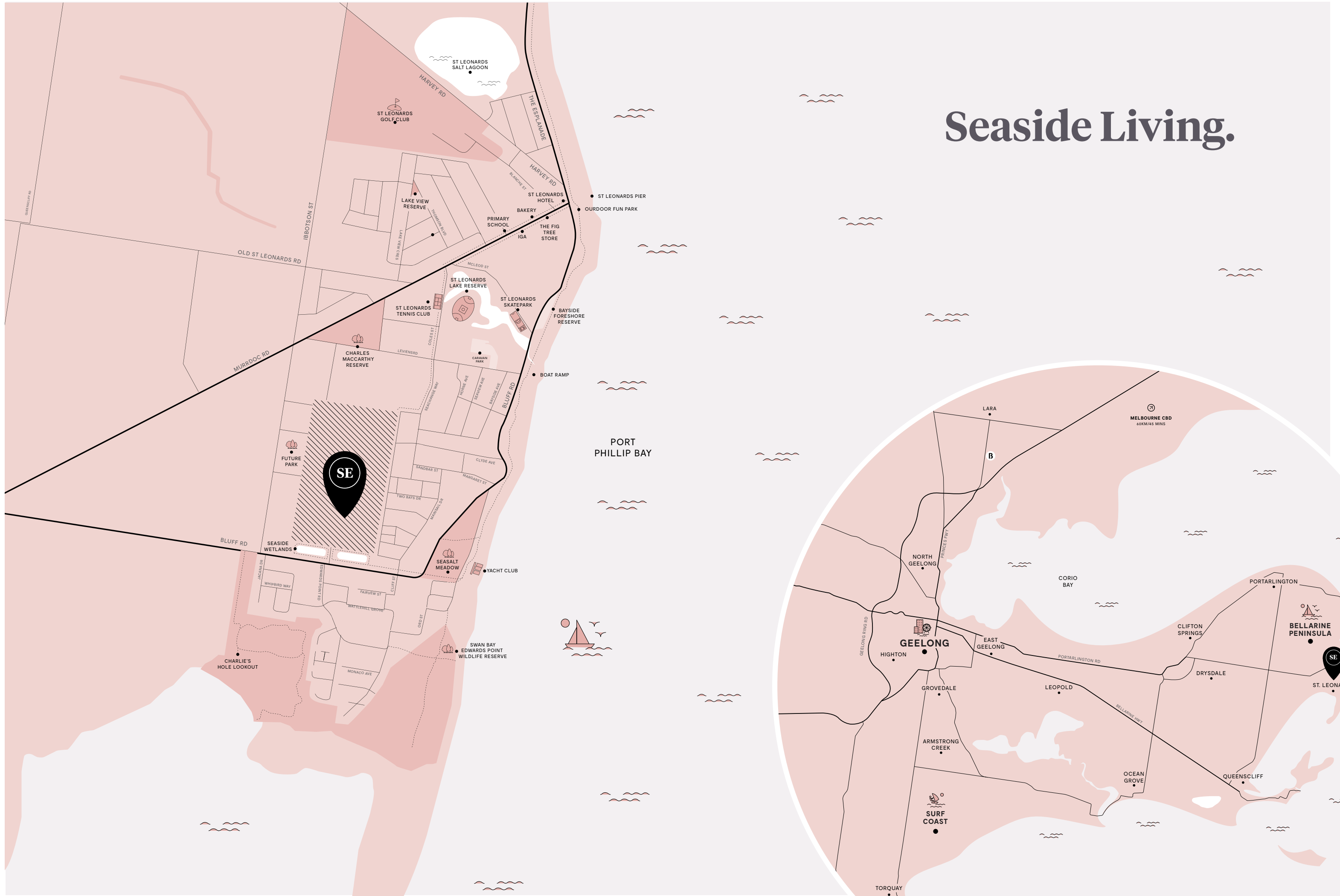


● Geelong CBD



● Deakin Waterfront

# Seaside Living.



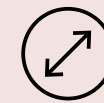
# Building, Design Guidelines & Inclusions

Seaside Estate has building guidelines to ensure that quality homes and landscaping are implemented, creating a quality estate for the benefit of its future residents. Copies of the guidelines document are available through the Bisinella head office.

This document is in summary form only for information purposes. The full terms and conditions of the building guidelines are contained in the contract of sale for lots in Seaside Estate and should be read and advice obtained from a legal representative, prior to entering into any contract of sale.



## Inclusions



### FULLY SERVICED LOTS

All services such as sewer, water, power, natural gas and telecommunications.



### HIGH SPEED BROADBAND

Optic fibre telecommunications provided by Opticomm.



### FENCING

Pre-coated steel fencing with grey sheeting and posts with an estimated value of \$3,500. Fencing includes all side and rear boundary fences, except where the garage is on the boundary.



### DEVELOPER SOLAR PANEL REBATE

\$1,000 Solar Panel Rebate for buyers that install solar panels within 3 months of construction (see details below).



### LAYBACKS AND CROSSOVERS

The layback and crossovers are provided as part of the development. If you require your layback and crossover in a different location, please contact us to establish if this can be achieved.



### PROTECTIVE GUIDELINES

Guidelines and restrictions have been incorporated to ensure that a quality estate is created for the benefit of residents.

## How to Purchase a Lot

1

### Choose your lot

You may place a lot on hold for 7 days to provide you time to consider your purchase.

2

### Provide your details

- The full name, residential address (not PO box), email address and telephone number of each purchaser.
- The details of legal representative (i.e. solicitor/conveyancer of the purchaser to whom the contract of sale will be sent).

3

### Pay 5% Deposit

We only accept payment by direct deposit to our solicitor trust account.

4

### Contracts Issued

Contracts will then be forwarded to your legal representative.

## Solar Panel Rebate

Buyers who purchase a lot in Seaside Estate and install solar panels within 3 months of construction may be eligible to receive a \$1,000 rebate from Bisinella.

1

### Buy a lot at Seaside Estate

2

### Complete your home

3

### Install Solar Panels (Min 5kVA solar system)

4

### Complete your landscaping

5

### Submit Bond & Rebate form on completion

6

### Receive your \$1,000 Rebate and \$2,000 Bond return!

For full terms and conditions about the solar panel rebate buyers are encouraged to contact Bisinella's sales office.

#### For more information:

Please contact the Bisinella Developments land sales office if you have any questions or concerns.  
Bisinella Head Office – Email [sales@bisinella.com.au](mailto:sales@bisinella.com.au)

# A trusted partner.

## ABOUT THE DEVELOPER

As a 56-year-old family-run business, Bisinella Developments has earned an enviable reputation for the vibrant new communities we create across the Geelong region.

We take great pride in the superior quality of Bisinella residential estates and we back it up with our unwavering focus on exemplary customer service and support.

The Bisinella team passionately supports the growth and prosperity of the greater Geelong region by delivering employment opportunities and actively supporting many local community organisations.

If you choose to buy land and build your dream home in a Bisinella estate, we like to think of ourselves as the key that opened the door to your new community.

“The key to your community”

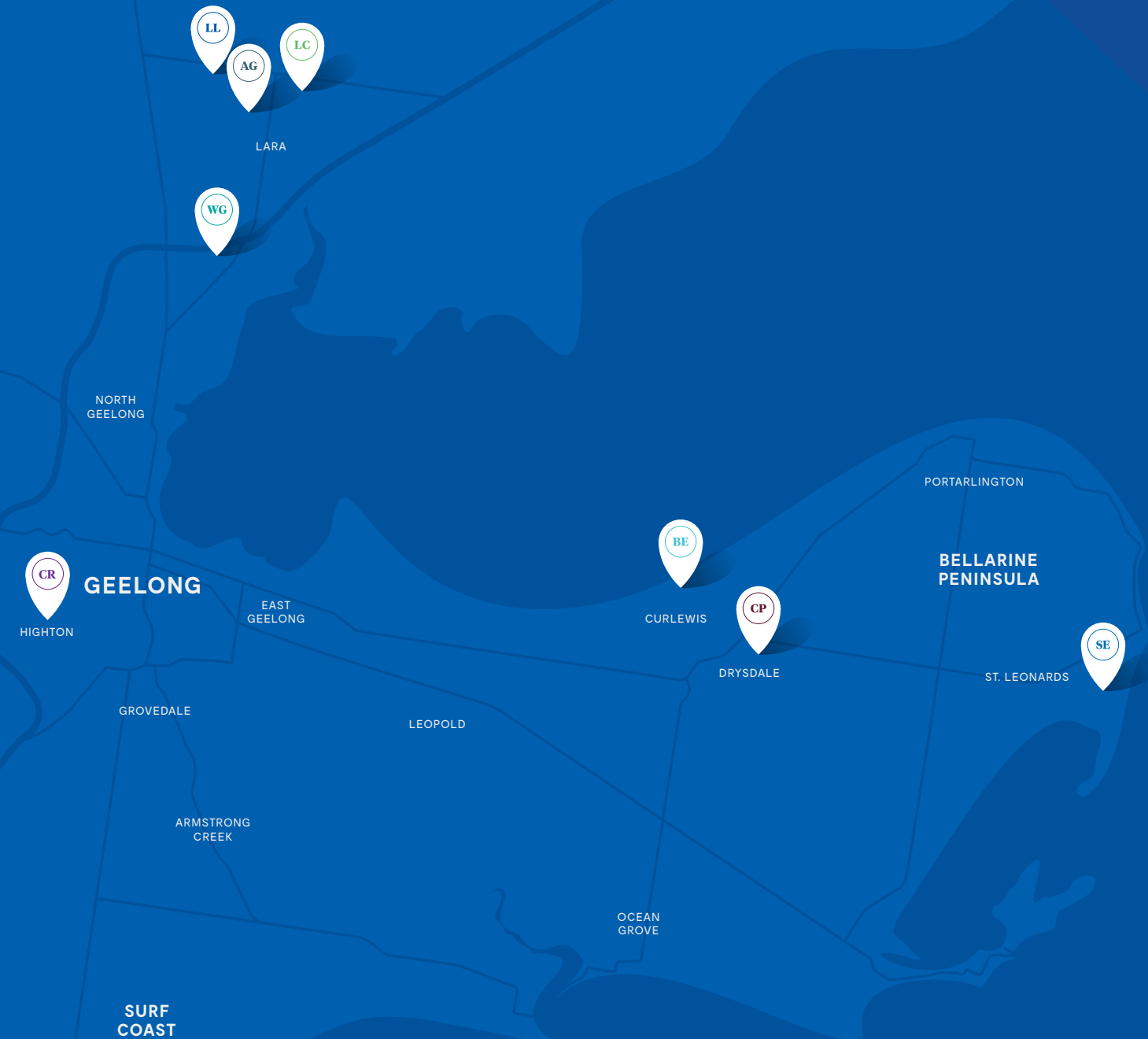
# Bisinella

*the key to your community*

With many Bisinella estates throughout the Geelong region, you'll be sure to find the right community for you.

Whether you're after beautiful bay views or a convenient rural escape, there's something to suit every lifestyle.

[bisinella.com.au](http://bisinella.com.au)



PROUDLY  
NATIONAL &  
VICTORIAN  
AWARD  
WINNERS



# Bisinella

*the key to your community*

**bisinella.com.au**

Sales enquiries email [sales@bisinella.com.au](mailto:sales@bisinella.com.au) or call Shane Ruffin 0413 804 523  
Monday to Friday 9am-5pm: Saturday & Sunday 2pm-5pm Closed public holidays

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