



# Home Design Ideas

- architect









# Your inspiration for a new home in an inspirational location

The architecturally-designed Baywater Estate master plan ensures that many residents can share the magnificent views of the bay: panoramic vistas over the water from Geelong to Melbourne and beautiful sunsets over the You Yangs.

Building restrictions and design guidelines have been designed with a view to achieving high quality homes and landscaping throughout the estate. All plans will be subject to approval.

A copy of the design guidelines is available from the Bisinella sales office.

This brochure contains eight architectural house plans that would be suitable for the Baywater Estate. These design ideas are presented by Baldasso Cortese Architects as an inspiration guide for your new home on the waterfront at Curlewis. Access to the plans is available when a lot is purchased.

## **OTHER USEFUL INFORMATION ABOUT BAYWATER ESTATE:**

- Baywater Estate Design Guidelines
- House and Land Package Design Guide
- Fencing Plan
- Plan of Subdivision

## **BALDASSO CORTESE**

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## location

Baywater Estate offers the first waterfront residential zoned land at Curlewis to come on the market. Situated on the northern shores of the beautiful Bellarine Peninsula, the estate overlooks the Outer Geelong Harbour and Port Phillip Bay. Nearby are the bayside towns of Clifton Springs and Drysdale.

It is a short drive to central Geelong (17kms), the historic bayside villages of Portarlington (11kms), Queenscliff (21kms), the surf beaches of Ocean Grove (14kms) and Barwon Heads (18kms).

# prime lots





# choosing your architectural home

In this brochure you will find eight different architecturally designed homes which may assist you to choose or create your home.

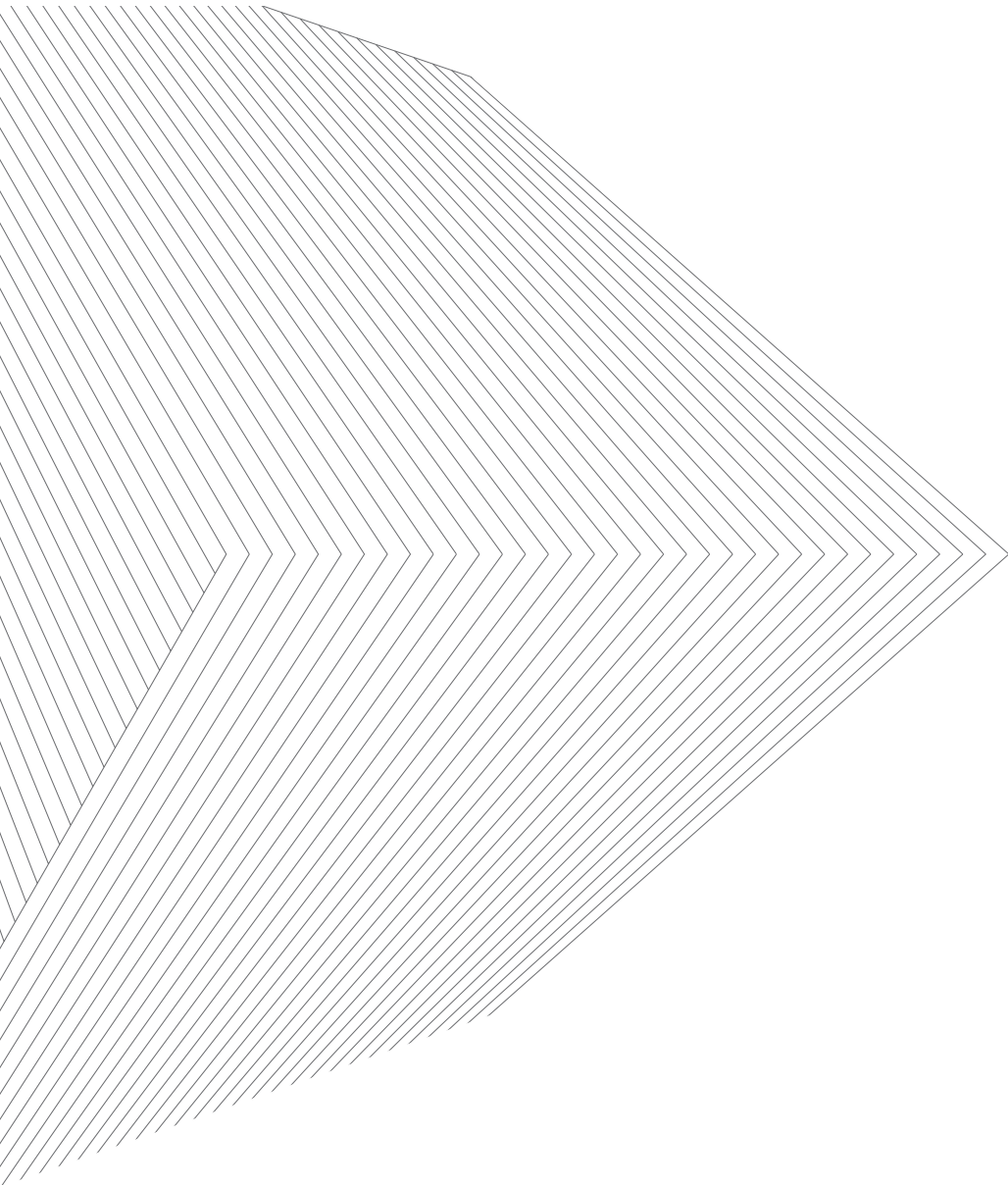
As part of any purchased lot in the Baywater Estate, each purchaser may obtain permission to use or modify these house plans.

The designs have been developed around the nature and location of the Baywater Estate with particular attention to topography, orientation, exposure to northern sunlight, weather conditions and environmental sustainability.

Within the estate's unique coastal setting, each individual design represents a specific response to different family needs.

This brochure is for information purposes only. It is intended to provide inspiration to assist you in designing your new home.

Please contact Bisinella Developments for further information.



# about the architects

Baldasso Cortese has established a substantial architectural practice over 25 years based on a passion for client-focused design.

The Baldasso Cortese team is dedicated to identifying a client's needs and providing a design response which embraces a contemporary lifestyle.

Their exploration of form and quality, combined with cost effective design, will help you achieve the best outcome for your project.

Baldasso Cortese collaborates with you to create a home with a striking sense of place and individuality - a home that reflects your personality.

Baldasso Cortese designs are innovative with creative living solutions, open plan dining, kitchen and living areas, family retreat, sleeping areas and much more to accommodate any activity in your home.

They listen, create and deliver your home with passion from the start to the very end.

## THE BALDASSO CORTESE DESIGN PHILOSOPHY

“We value a critical design process that is interactive and inclusive. Through the exploration of light, space and materiality we aim to produce sustainable built environments that are based on a clear architectural idea.”



# CINQUE TERRE

Cinque Terre provides a unique floor plan with a large open space that doesn't compromise the warm ambiance of the home. The large number of openable windows and doors extend the living space outside for more flexible use of the space.







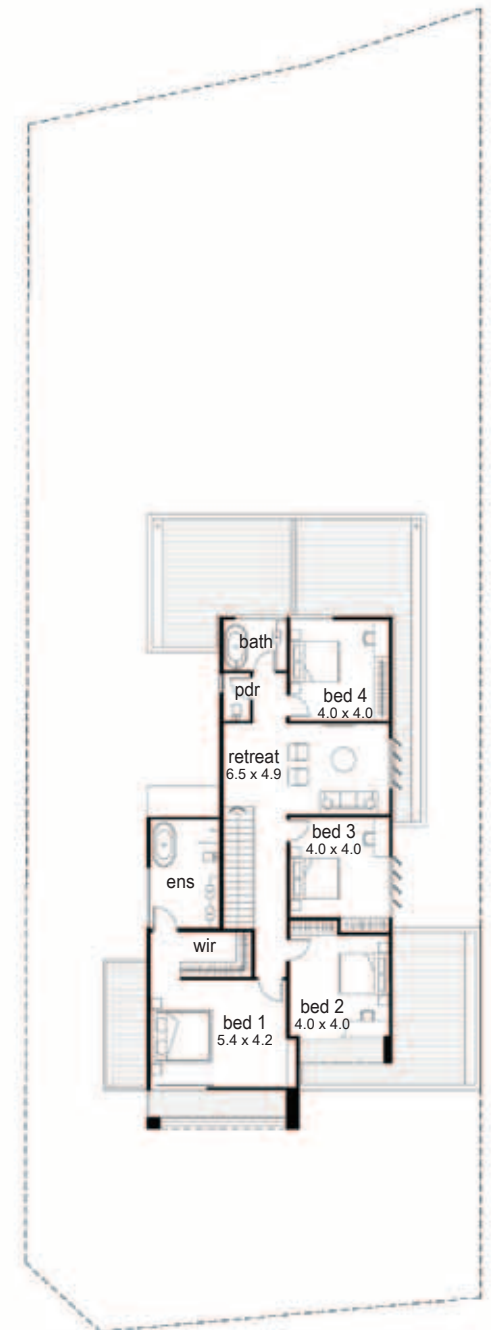
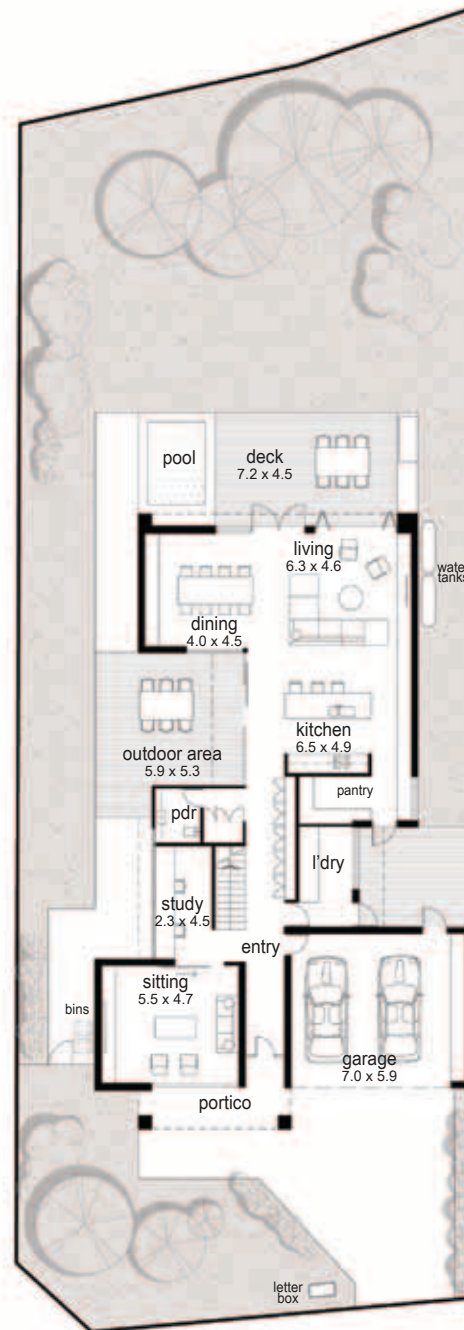
 Recommended Lots

### SPECIFICATION



Total building area (including garage)	385 m <sup>2</sup>	41 sq
Garage area	41 m <sup>2</sup>	4.4 sq
Living area	81 m <sup>2</sup>	8.7 sq
Outdoor area	64 m <sup>2</sup>	6.8 sq
Building length	24.36 m	
Building width	15 m	

*Subject to your selected lot this design can be adjusted.*



# AMALFI

This beautiful two story house positions the living space upstairs to capture the panoramic views of Melbourne CBD and the You Yangs. With an open plan living zone this house will bring all your activities to the top level.







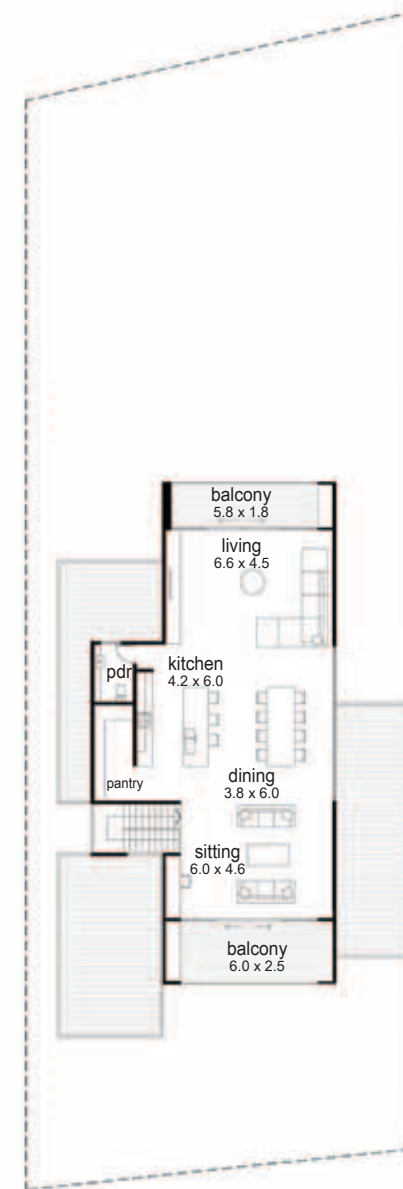
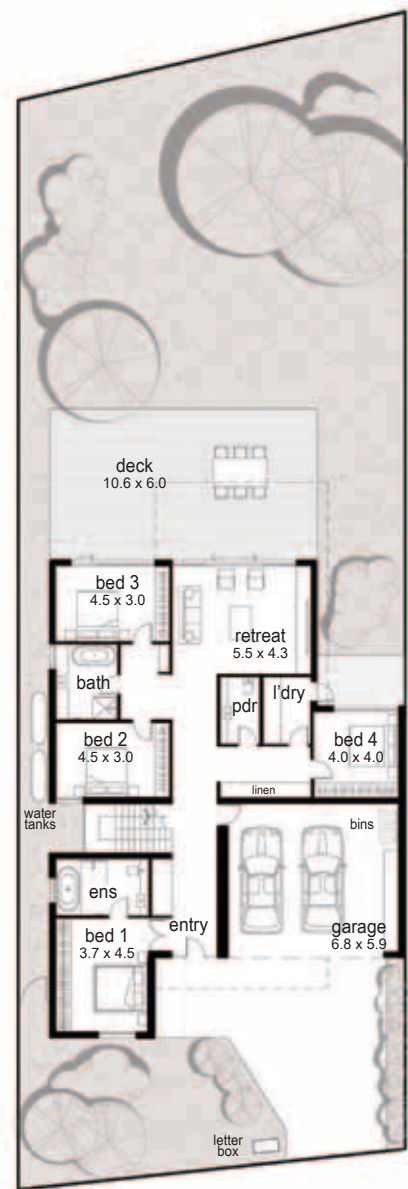
 Recommended Lots

## SPECIFICATION



Total building area (including garage)	342 m <sup>2</sup>	36.8 sq
Garage area	39 m <sup>2</sup>	4.2 sq
Living area	119 m <sup>2</sup>	12.8 sq
Outdoor area	64 m <sup>2</sup>	6.8 sq
Building length	22 m	
Building width	14 m	

*Subject to your selected lot this design can be adjusted.*





# POSITANO

If you are considering an elegant home that radiates coastal charisma you must choose Positano. Entry via a private courtyard leads you to a central living space completely surrounded by decks designed for outdoor living. A separate guest area provides an open invitation to have friends and family over and protects your private domain.







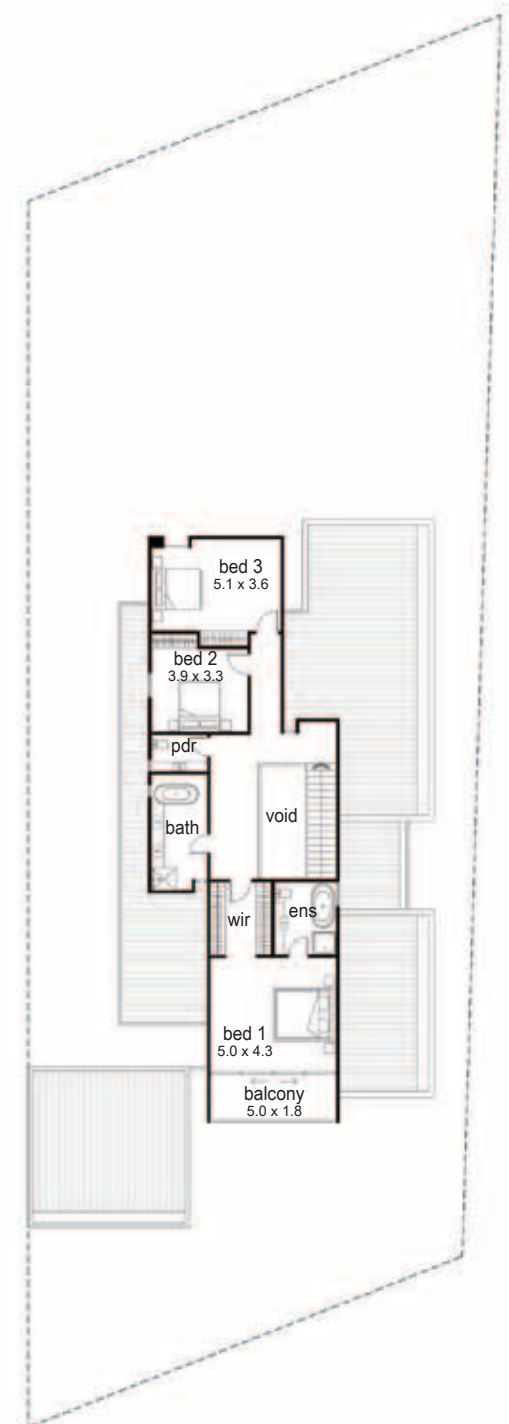
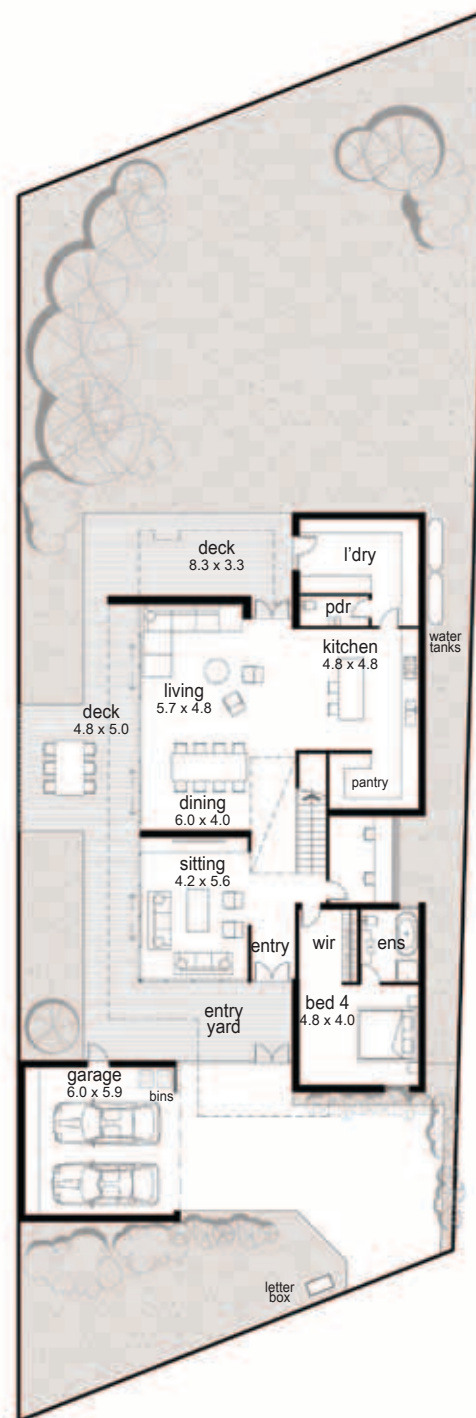
 Recommended Lots

### SPECIFICATION



Total building area (including garage)	334 m2	36 sq
Garage area	35 m2	3.8 sq
Living area	113 m2	12.2 sq
Outdoor area	100 m2	10.8 sq
Building length	24 m	
Building width	12.5 m	

*Subject to your selected lot this design can be adjusted.*



# CAPRI

This house is designed around a journey that flows past an internal garden dividing the master wing from the open living area. Children's rooms and retreat areas are located upstairs providing the opportunity to participate in family activities or relaxing moments.







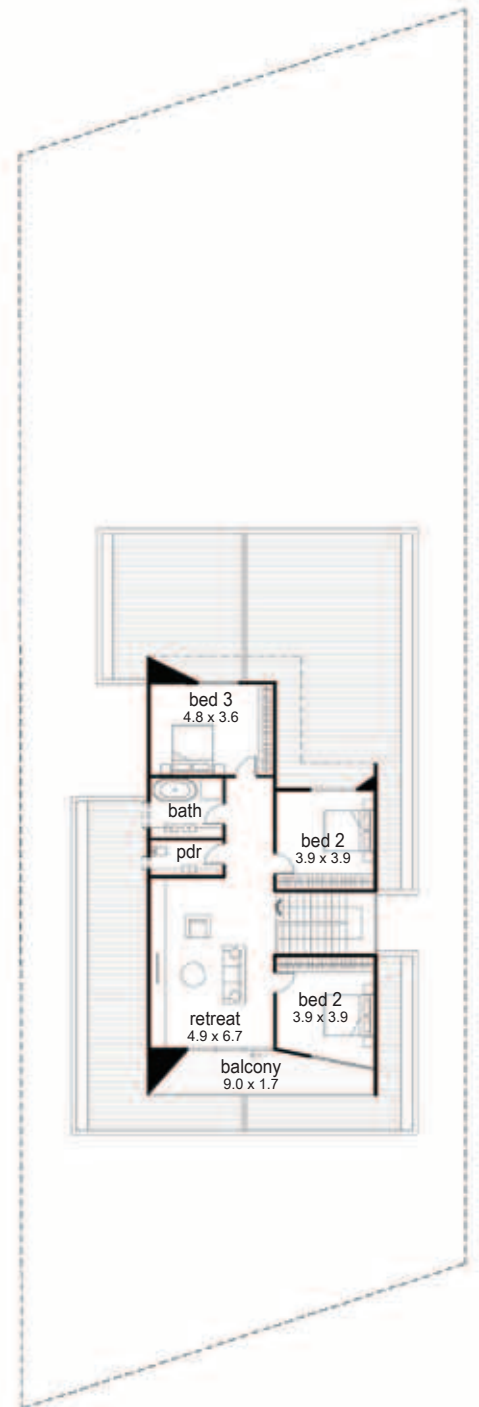
 Recommended Lots

### SPECIFICATION



Total building area (including garage)	380 m <sup>2</sup>	40.9 sq
Garage area	43 m <sup>2</sup>	4.6 sq
Living area	93.8 m <sup>2</sup>	10.1 sq
Outdoor area	41 m <sup>2</sup>	4.4 sq
Building length	24 m	
Building width	13.7 m	

*Subject to your selected lot this design can be adjusted.*



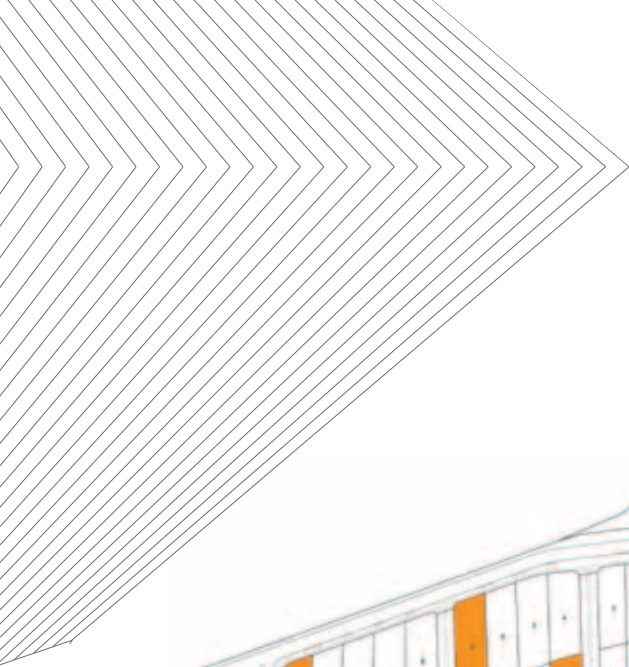
# VENICE

This four bedroom house has all you need for a perfect and relaxing lifestyle.

With double entry doors and three spacious living rooms this design can guarantee enough space for your everyday activities and entertainment.

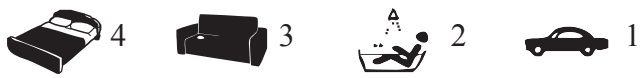






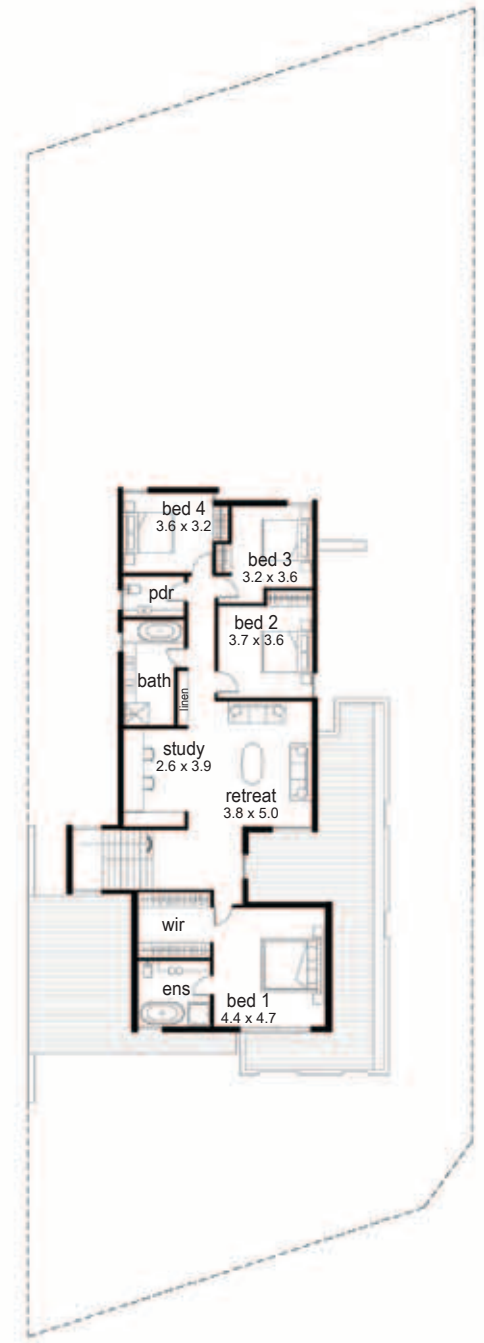
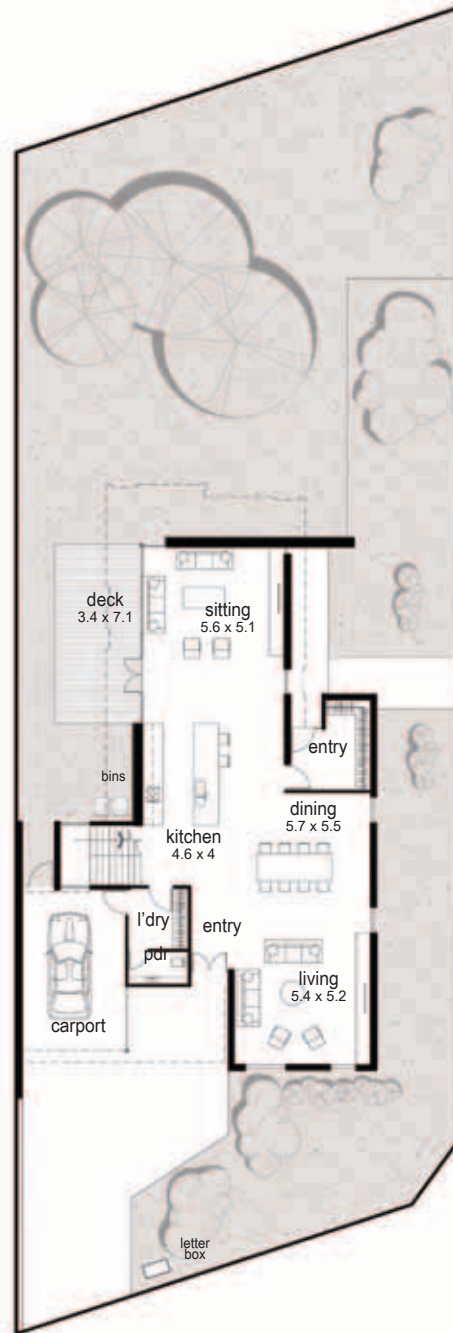
 Recommended Lots

### SPECIFICATION



Total building area (including garage)	344 m2	37 sq
Garage area	25.8 m2	2.7 sq
Living area	132 m2	14.2 sq
Outdoor area	24 m2	2.5 sq
Building length	23.3 m	
Building width	14.3 m	

*Subject to your selected lot this design can be adjusted.*



# SORRENTO

Sorrento is the perfectly appointed house for enterprising families. You will find the two living areas and study a great option for pursuing a home business while still enjoying the atmosphere of a family home. The upper floor level consists of an open living area with kitchen and dining facilities that are ideal for evening dinners and social occasions.







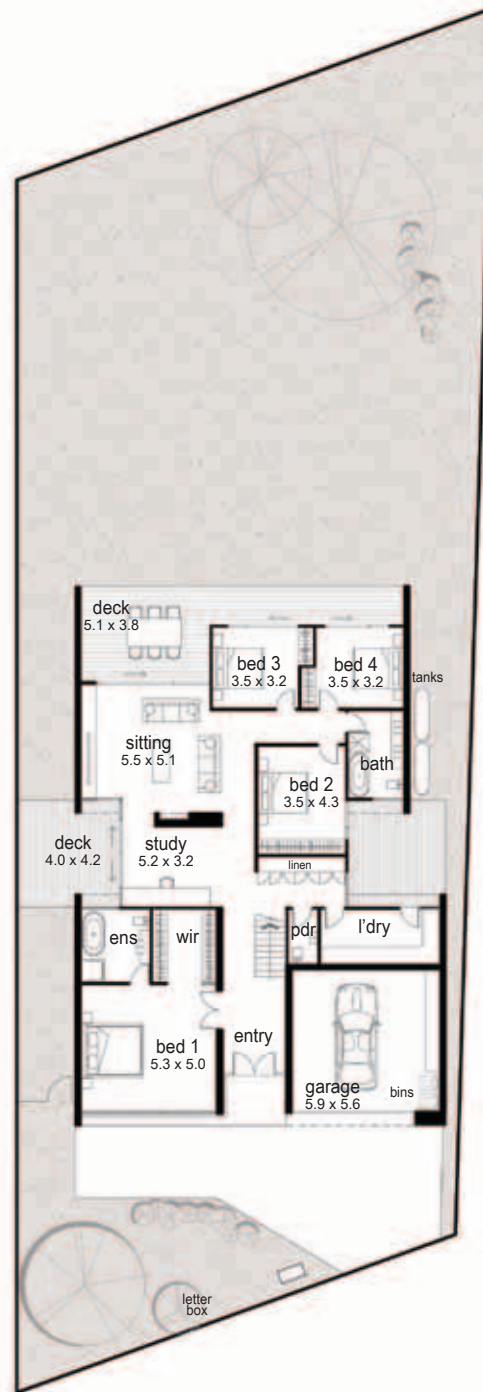
 Recommended Lots

## SPECIFICATION



Total building area (including garage)	385 m <sup>2</sup>	41 sq
Garage area	34 m <sup>2</sup>	4.4 sq
Living area	84 m <sup>2</sup>	8.7 sq
Outdoor area	46 m <sup>2</sup>	6.8 sq
Building length	21.4 m	
Building width	14.7 m	

*Subject to your selected lot this design can be adjusted.*



# ROSOLINA

Rosolina shifts the concept of traditional residential design. The articulated facade conceals a truly functional layout. Every room in this house has been designed to capture views that immerse you in the unique environment and experience that this amazing location offers.







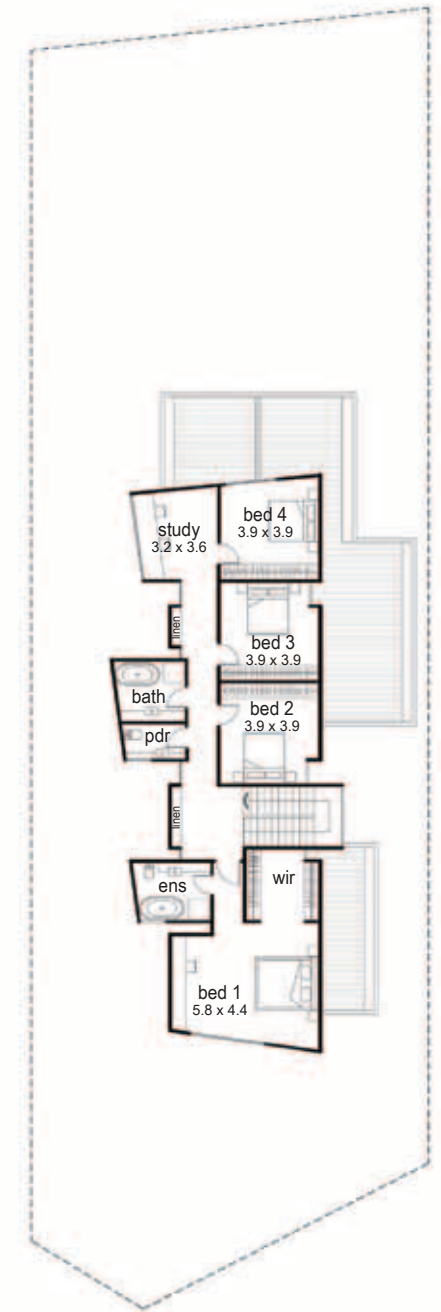
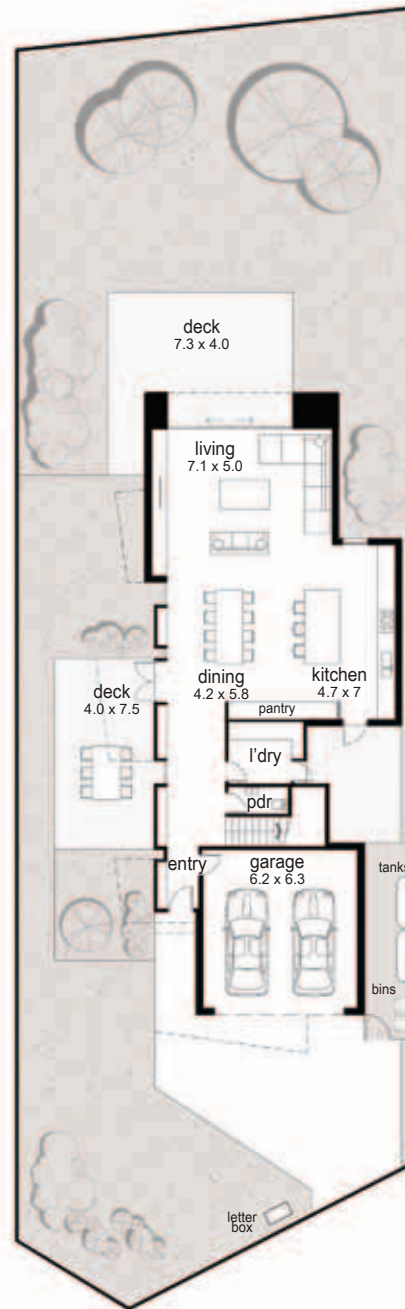
 Recommended Lots

## SPECIFICATION



Total building area (including garage)	340 m <sup>2</sup>	36.6 sq
Garage area	39 m <sup>2</sup>	4.2 sq
Living area	95 m <sup>2</sup>	10.2 sq
Outdoor area	70 m <sup>2</sup>	7.5 sq
Building length	26.2 m	
Building width	12.1 m	

*Subject to your selected lot this design can be adjusted.*

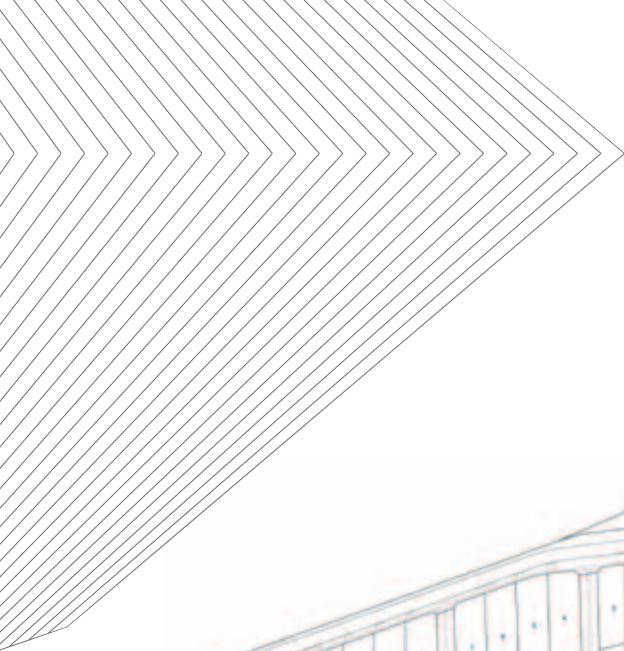


# ELBA

With three bedrooms and a separated master wing, this house provides enough space to relax individually or pursue family activities together. The wide entry incorporates an adjoining office space, providing the option for a home business without compromising your family. This design is perfect for wide lots.







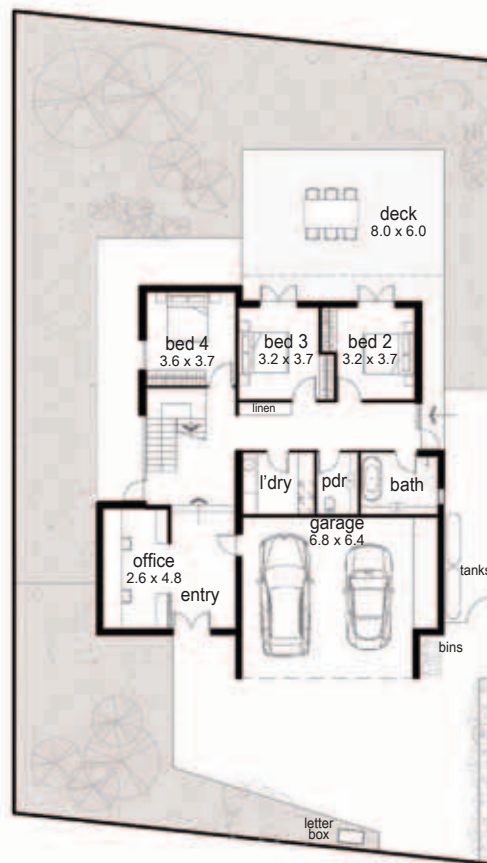
 Recommended Lots

## SPECIFICATION



Total building area (including garage)	353 m2	38 sq
Garage area	47.8 m2	5.1 sq
Living area	73.7 m2	7.9 sq
Outdoor area	54 m2	5.8 sq
Building length	5.9 m	
Building width	13.7 m	

*Subject to your selected lot this design can be adjusted.*





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

**Land Sales Office**  
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1pm - 5pm Saturday & Sunday  
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