

# *Leopold Estate*

BEST OF BOTH WORLDS

NOW  
SELLING



---

## Bisinella Developments

Bisinella Developments is a family run business, which operates from Lara and offers land in the Geelong region. We are proud to have developed more than 20 residential estates in the region over the past 25 years. The hallmarks of the Bisinella way are our commitment to quality, our superior customer service and our active support of the local community.

---

## Leopold Estate

Leopold Estate offers residents the best of both worlds.

The 17-lot residential development is situated in Leopold, the gateway to Geelong's Bellarine Peninsula. The estate is located on the northern side of Leopold, near Portarlington Road.

Leopold Estate's convenient location provides residents with the chance to enjoy the relaxed lifestyle of the beautiful Bellarine Peninsula and its quaint coastal towns, while still being a short drive to the Geelong CBD.

Adjacent to the Bellarine Rail Trail, Leopold Estate is next to a park and playground and within walking distance, or a short drive, from a variety of shopping, education, medical, fitness and sporting facilities.

### Estate design

Leopold Estate's lot orientation takes full advantage of the natural sun as a heat resource. The east west lot orientation enables homes to have north facing yards creating bright living areas and meet energy requirements.

### Housing presentation

The estate will include protective covenants and special conditions to ensure high quality building outcomes. Building restrictions will be similar to the successful approach at our multiple award-winning Grand Lakes Estate in Lara.

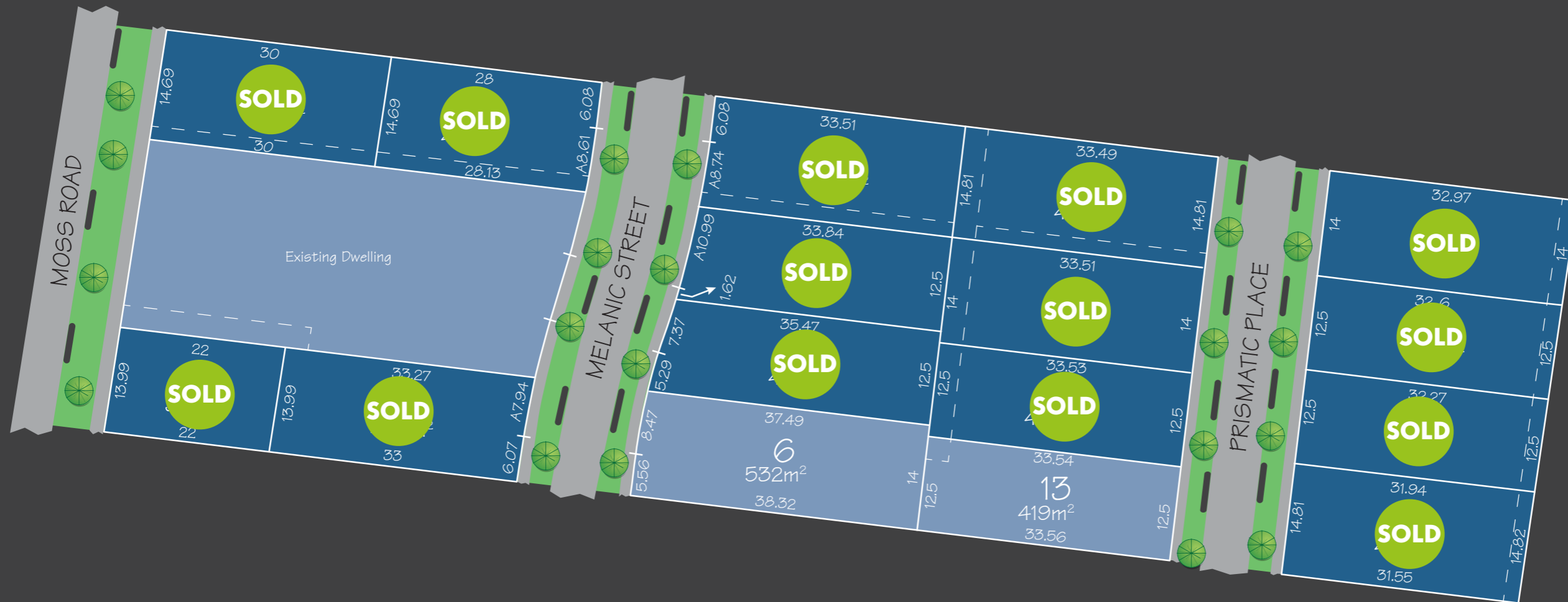
### Other estate features

Pre-coated steel fencing included.

NBN ready development.



# Sales Plan



Lot	Street	Area
6	Melanic Street	532
13	Prismatic Place	419

Prices are inclusive of GST as calculated under the margin scheme

## Building Restrictions

Leopold Estate has building restrictions to ensure that quality homes and landscaping are implemented. The purpose of the restrictions is to create a quality estate. This document is in summary form only for information purposes. The full terms and conditions of the building restrictions are contained in the contract of sale for lots in the Leopold Estate and should be read and advice obtained from a legal representative, prior to entering into any contract to purchase.

### Dwelling time restriction:

House construction must commence within two years and completed within three years of settlement of the land.

### No unit development:

Only a single dwelling is allowed to be constructed on any lot.

### Building materials:

All external walls (except windows and doors) must be constructed from items in tables A, B and C in the Deed of Restriction contained within the land Contract of Sale, provided that the sum of items in each table does not exceed the following percentages of the total external walls of the dwelling (excluding windows and doors):

#### Table A (100% maximum):

- Brick.
- Brick veneer.
- Stone.
- Rendered concrete.
- Rendered brick.

#### Table B (40% maximum)

- Timber.
- Painted fibre cement weatherboard.
- Rendered fibre cement sheet.
- Rendered foamboard.

#### Table C (20% maximum)

- Concrete.
- Painted fibre cement siding.
- Cladding.

No external construction with any second hand materials is permitted.

### Rubbish and site management:

- Rubbish must be stored in a suitable receptacle for containing and disposal of rubbish.
- Please ensure that your builder has allowed for a mini skip or similar receptacle.
- In the event of non-compliance the lot owner may be fined \$250 per week for uncontained rubbish during the construction of their house.

### Garage and carports:

- Carports are not permitted on any lot.
- Any freestanding garage constructed on a lot must match the roof and materials of the house. A garage on Lot 3 may be constructed of pre-coated steel.

### Parking vehicles:

The parking of commercial vehicles, caravans or recreational vehicles must be kept from public view unless located behind the wing fence.

### No vehicle repairs on the street:

A lot owner must not carry out any vehicle repairs which are in the public view.

### Crossovers and driveways:

- Crossovers and driveways must be installed within 21 days from the issue of the certificate of occupancy for the house.
- All crossovers and driveways must be constructed from concrete or brick paving.
- No crushed rock driveways or crossovers are permitted.

### Sheds and external fixtures:

- A shed is defined as an external shed that is not part of your house.
- A shed must not exceed 3.3 metres in height above natural ground or not exceed 3.6 metres if on Lot 3.
- A shed must be constructed of pre-coated steel or brick walls with a pre-coated steel or tiled roof.

### Bond:

- A \$2000 bond is to be paid at settlement to ensure these conditions are met. Upon completion of your new home, landscaping and fencing, please request a Bond Release Form from our office. A member of the approvals team will verify compliance. The bond will then be returned to you by our solicitor.
- If a fine has been issued for non-compliance (such as rubbish not being contained), it will be deducted from the bond and the balance will then be forwarded to you.

### Building envelopes:

Please refer to the Plan of Subdivision to confirm if your lot is affected by a neighbourhood design envelope.

### Fencing:

- The developer will supply boundary fencing on the purchaser's lot in accordance with the fencing plan upon completion of the house.
- The owner must supply and install any wing fences prior to certificate of occupancy so that the backyard is not visible from the street.
- All boundary fencing will be 1.95m high.
- All wing fences or gates must be at least 1.6m high.

### Landscaping and external maintenance:

- All ground areas visible from the street frontage must be properly landscaped within three months of the date of issue of the Certificate of Occupancy.
- "Proper landscaping" means that all visible areas must be cleared and grassed, planted or otherwise covered with vegetation constituting a beautified surface. Each property owner must maintain their lot and any nature strip located in front of their lot by cutting grass and keeping the lot and nature strip in a safe and tidy condition.
- Nature Strip should be constructed from one of the following materials:
  - Gravels that have an average stone size of six (6) – eight (8) millimetres and are well graded (i.e. include a mix of stone chip and fines) to enable compaction to a surface that does not shift.
  - Grass;
  - Anakie granitic blend;
  - Fine orange gravel;
  - Lilydale toppings; or
  - Tuscan toppings
- (Owners should also enquire with the City of Greater Geelong to ensure that the chosen naturestrip complies with Council requirements)
- It is the responsibility of the owner of a property to ensure that all vacant lots are kept clear from all rubbish and/or building debris.
- Vacant lots must not be used for storage of any personal property including building materials and vehicles.

## What's included

### Fully serviced lots:

- All services such as sewer, water, power, natural gas.
- NBN ready development.

### Fencing:

- Pre-coated steel fencing with grey sheeting and posts to the estimated value of \$2,500.00.
- Fencing includes all boundary fences, except where the garage is on the boundary.

### Laybacks:

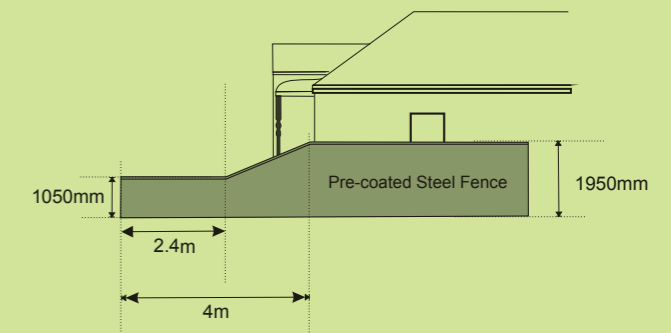
- The layback is the cut in the concrete curb and channel which provides access to your block
- If you require your layback in a different location, please contact us on 5274 1643 for more information.

### How to purchase:

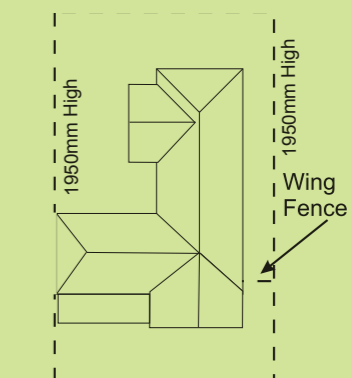
- 5% deposit.
- We only accept payment by direct deposit.
- The full name/s registered address/es (not postal address) of the purchaser/s.
- The legal representative (i.e. solicitor/conveyancer) to whom the land sales contract will be sent.

### Help:

Please contact the L. Bisinella Developments P/L land sales office if you have any questions or concerns regarding these conditions.



Boundary fencing between allotments (fence will taper to 1050mm commencing at the point located 4m from the boundary).



## About Leopold

Leopold is a residential suburb east of Geelong, which lies on both sides of the Bellarine Highway and extends to Portarlington Road to the north.

Leopold is known as the gateway to the Bellarine Peninsula and offers the best of both worlds: the relaxed lifestyle of the Bellarine Peninsula at your fingertips but with the Geelong CBD only a short drive away.

### Location

Leopold Estate is located:

- adjacent to the Bellarine Rail Trail.
- next to an existing park with playground.
- a three minute drive (20 minute walk) to Gateway Plaza Leopold for shopping and medical and fitness facilities.
- a three minute drive (20 minute walk) to Leopold Memorial Reserve for sports facilities (cricket, tennis, football, netball, skate park, playground).
- a four minute drive (25 minute walk) to Leopold Primary School and the Leopold Child and Family Centre (kindergarten, maternal health facilities, playgroups and childcare).
- a two minute drive (10 minute walk) from Leopold Sportman's Club (bowls, golf, squash, raquet ball, bistro, function room and sports bar).

Leopold Estate has convenient access to Portarlington Road, making it only a short drive to Geelong (10 minutes), Ocean Grove beach (15 minutes), Clifton Springs (10 minutes) and Portarlington (20 minutes).

### Attractions

Leopold is the gateway to the region's beautiful Bellarine Peninsula.

Leopold Estate's location gives residents the opportunity to enjoy the relaxed lifestyle of the Bellarine Peninsula only a short drive from their front door.

A favourite spot with tourists and locals alike, the peninsula is known for its historical seaside towns such as Portarlington and Queenscliff and water-based activities from surfing, to fishing and dolphin tours.

The region is also home to plenty of land-based activities including the Bellarine Rail Trail (35km walking and cycling trail that links Geelong to Queenscliff) and some of Australia's top golf courses. The area is also known for its numerous wineries which showcase the region's famous cool climate wines as well as local, seasonal produce.

### Shopping

Leopold Estate is a three minute drive from the major shopping complex Gateway Plaza Leopold which is home to Coles, Kmart, Aldi, Bunnings and more than 50 specialty retailers.

### Transport

There are regular bus services that operate throughout the Bellarine Peninsula via Leopold to the Geelong CBD. Leopold is also a 20 minute drive to the Geelong Train Station or 15 minutes to the South Geelong Train Station, both of which provide services to Southern Cross Station.



# Leopold Estate

BEST OF BOTH WORLDS

Geelong (10 min)

Portarlington Road

Portarlington (20 mins)

Clifton Springs (10 mins)



Ride to Geelong

Moss Rd

Leopold Sportsmans Club

Playground

Bellarine Rail Trail

Melaluka Rd

Kensington Rd



Ride to Queenscliff

Leopold Memorial Reserve

Gateway Plaza

Child & Family Centre

Leopold Primary School

Geelong (10 min)

Bellarine Highway

Ocean Grove (15 min)

Gateway Sanctuary



**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

The materials set out above have been produced prior to detailed design and construction, are for illustration purposes only and do not constitute a representation by the Vendor (or its employees/agents/consultants) in respect to the size, form, layout or timing of the development in any manner. The materials set out above are subject to change at any time without prior or subsequent notice. Purchasers should not rely on the materials in any way. Changes may be made to detail layouts during the development by the Vendor, including to meet planning requirements. Purchasers must make and rely on their own enquiries. All final area dimensions of any lot sold will be as provided in the contract of sale and may differ from those in the materials.