

# Seaside Estate

ST LEONARDS

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

# The essence of seaside living.

Welcome to Seaside Estate, where coastal charm meets relaxed, modern living. Situated in St Leonards along the iconic Bellarine Peninsula – famed for its Wineries, vibrant coastal towns and beaches – Seaside Estate promises to be your coastal sanctuary.

Whether you're searching for a peaceful weekend retreat or a place to call home, Seaside Estate offers the ultimate coastal escape, close to luxurious Wineries, serene beaches, and lively neighbouring towns.



St Leonards Beach



# Experience unrivalled coastal living in a world-class location.

Positioned along the Bellarine Peninsula between Queenscliff and Portarlington, Seaside Estate blends natural beauty, outdoor adventure, and close-knit community living.

With scenic parks, the diverse habitats of Edwards Point Wildlife Reserve, and the tranquil St Leonards Lake Reserve, the natural wonders of the Bellarine Peninsula are right on your doorstep.

Just 500 metres from the beach and a stone's throw from Port Phillip Bay Reserve Parkland, Seaside Estate lets you embrace life by the water. St Leonards beach is calm and sheltered, perfect for sailing, fishing, and swimming. For thrill-seekers, Adventure Park – Victoria's largest water theme park – is only a 15-minute drive away. Golf enthusiasts can enjoy an 18-hole country-style course with stunning views of Port Phillip Bay at St Leonards Golf Club, only five minutes from home.

Food and wine lovers will relish the Bellarine Taste Trail, with its array of wineries, cider houses and cellar doors. Just a short drive away, Scotchman's Hill – one of Australia's Top 100 Wineries as rated by James Halliday – offers award-winning wines and unforgettable views.

The renowned Surf Coast and Greater Geelong region are just a short drive away, providing endless opportunities for adventure and exploration, while Sorrento is easily accessible by ferry from Queenscliff, and Melbourne is 90-minutes away by car.





SE



# Seaside Estate inclusions

Spanning 230 lots, including two hectares of reserve and open space on Bluff Road, Seaside Estate provides a peaceful, family-friendly environment where residents can embrace an active, outdoor lifestyle. With lot sizes ranging from 350m<sup>2</sup> to 588m<sup>2</sup>, there's ample space to create your dream home.

## STANDARD SEASIDE INCLUSIONS



Fully serviced lots



Optic fibre telecommunications provided by Opticomm



Colorbond fencing included



Developer solar panel rebate



Crossovers & laybacks included



Protective guidelines



NORTH



### STAGE EIGHT

Lot	Street	Area (m²)
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 (m²)
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

SE





NORTH

Life in Seaside



STAGE FOUR

### STAGE FOUR

Lot	Street	Area (m <sup>2</sup> )
401	King George Ave	512
402	King George Ave	512
403	King George Ave	512
404	King George Ave	512
405	King George Ave	512
406	King George Ave	521
407	Flathead Place	576
408	Flathead Place	576
409	King George Ave	512

Lot	Street	Area (m <sup>2</sup> )
410	King George Ave	512
411	King George Ave	544
412	King George Ave	399
413	King George Ave	399
414	King George Ave	384
415	King George Ave	496
416	King George Ave	512
417	King George Ave	544
418	King George Ave	512

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

CLICK OR SCAN FOR AVAILABILITY AND PRICING



SE



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







# Be a part of the Greater Geelong Community and lifestyle.

• Geelong Waterfront

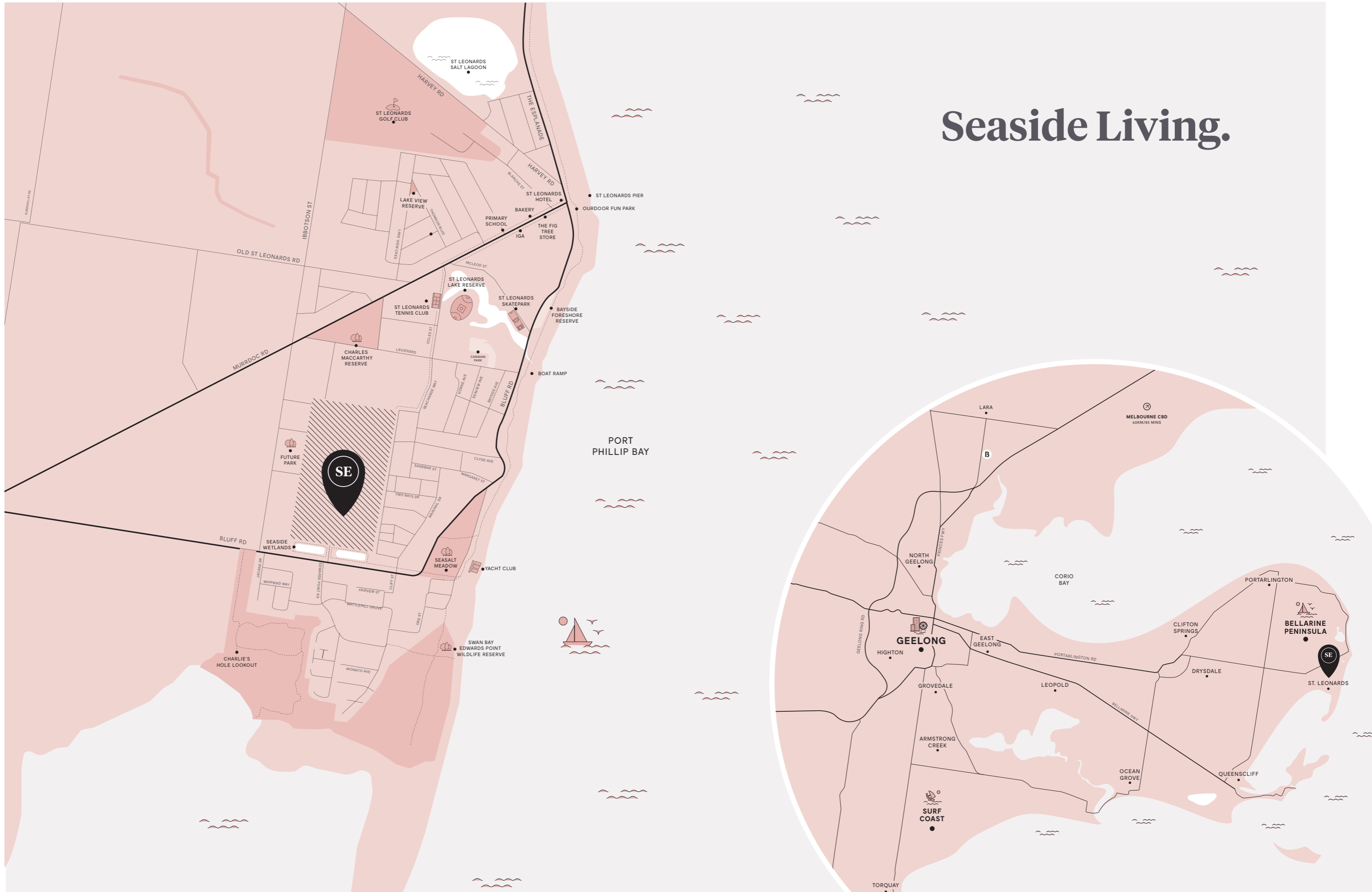


• Geelong CBD



• Deakin Waterfront

# Seaside Living.



# Building your dream home

At Seaside Estate, we're committed to creating a community that embodies beauty, functionality, and sustainability.

Our building guidelines ensure that every home in the estate meets the highest standards of design and quality. These guidelines are in place to help maintain the estate's aesthetic appeal and provide lasting value to all residents.

Full details of the building guidelines can be found at the Bisinella head office, and we encourage you to consult a legal representative before entering into any sale agreement.



## 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 can place a lot on hold for 7 days, allowing you time to make a decision

2

### Provide your details

- Full name, residential address (not PO Box), email address and mobile number for each purchaser
- Your legal representative's details

3

### Contracts issued

Contract will then be emailed to your legal representative

4

### Pay 5% Deposit on signing of contract

Payment by direct deposit to our solicitor's trust account

## 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 in your community

As a family-owned business with more than 56 years of experience, Bisinella Developments has earned a reputation for creating vibrant, thriving communities across Geelong. We take pride in delivering exceptional residential estates and are committed to offering unparalleled customer service and support.

By choosing to invest in Seaside Estate, you're not just buying land, you're becoming part of a close-knit community. Bisinella is dedicated to supporting local businesses, creating employment opportunities and contributing to the prosperity of the greater Geelong region. 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 unlocks the door to your new lifestyle.

“Live the dream at Seaside Estate – where lifestyle, community and investment potential come together in perfect harmony.”



Grand Lakes Estate, Lara



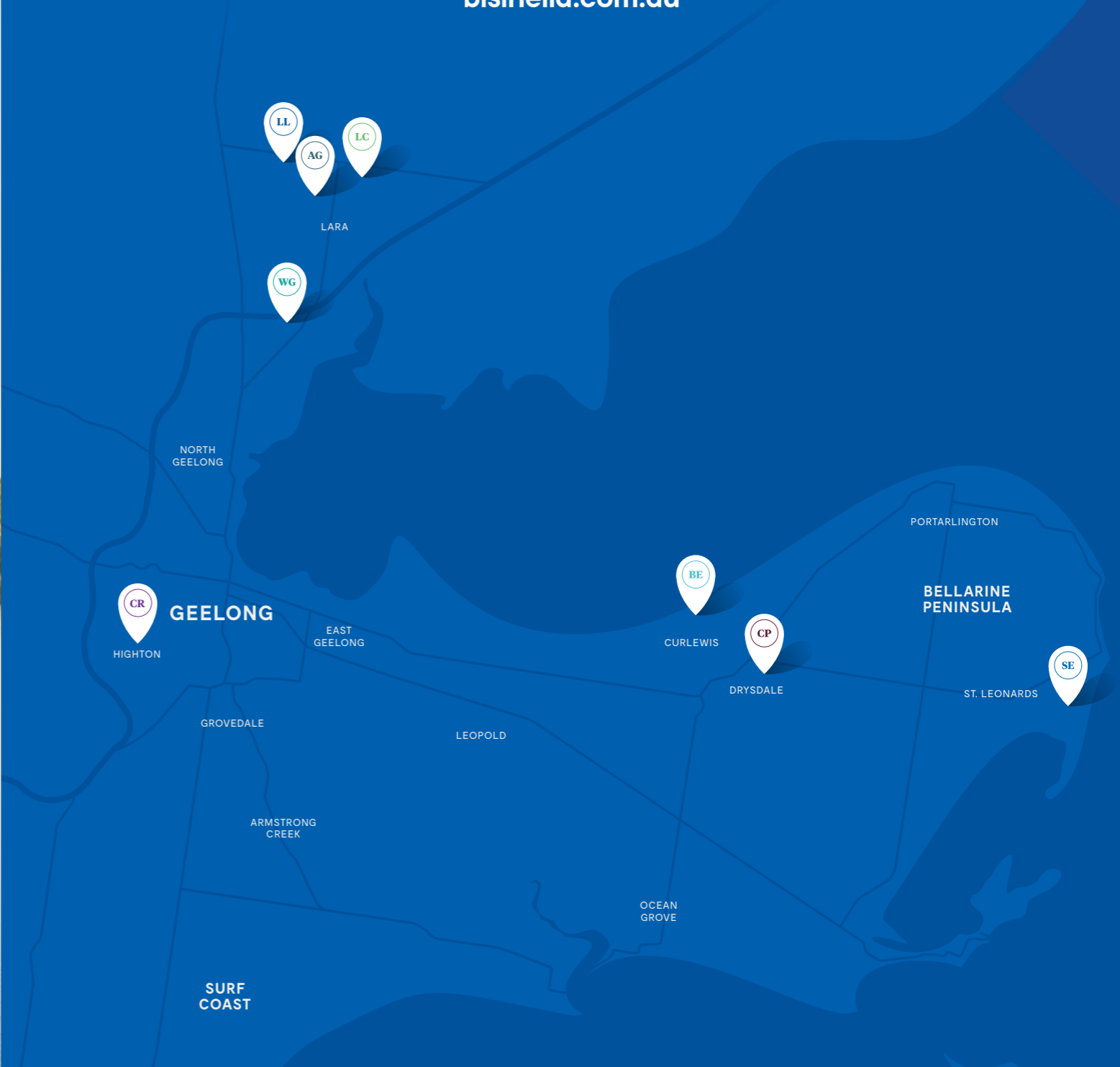
# Bisinella

*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)



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**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

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