



Wattle Grove

CORIO

Bisinella
the key to your community

Find your place.

Welcome to Wattle Grove, a vibrant community that merges connectivity and convenience for a practical, effortless lifestyle.

With landscaped streetscapes and open spaces, easy access to major highways and the convenience of Geelong city and its magical waterfront nearby, you'll find your place at Wattle Grove.

Wattle Grove, a new Geelong community rich with opportunity, lifestyle choice and accessibility.



Leisuretime Sports Precinct - 7 mins

Beckley Park Community Market (every Saturday) - 1 min



Aviary Cafe - 5 mins



Geelong Karting Club (Beckley Park) - 2 mins



Geelong Ring Road - 2 mins



You Yangs Regional Park - 10 mins



The Farm Next Door - 6 min



Geelong Gate Homemaker Centre - 3 mins

Ideally located at the gateway to the thriving city of Geelong, you'll feel instantly connected with easy access to the Princes Freeway and public transport network for effortless travel to Melbourne. The expansive You Yangs Regional Park or the captivating Surf Coast are both only minutes away.

A major supermarket, chemist, gym and an extensive homemaker retail hub is located just a short walk away for all your daily shopping needs, while the adjacent Beckley Park community market offers an array of locally-grown produce and other assorted goods every Saturday.

Freedom to grow.

Life at Wattle Grove offers everything you need for today and tomorrow, right on your doorstep.

Discover an active lifestyle and an abundance of open space to explore, with landscaped reserves and wetlands interwoven with the Ted Wilson trail, which follows the alignment of the Geelong Ring Road through to Hamlyn Heights, Fyansford and beyond.



SURF COAST
39KM/30 MINS



MELBOURNE CBD
64KM/50 MINS



GEELONG CBD
11KM/10 MINS



The key to your community.

As one of Geelong's largest and respected developers, Bisinella has a leading reputation for creating thriving communities designed for modern living and growing families. Wattle Grove is a shining example.

STANDARD WATTLE GROVE INCLUSIONS



Fully serviced
lots ranging from
320m² to 890m²



High-speed
Opticomm
broadband



Colorbond
fencing
included



Developer solar
panel rebate



Crossovers
& laybacks
included



Protective
guidelines



Stage One

Lot	Street	Area (m²)
101	Northwattle Cres	516
102	Northwattle Cres	512
103	Northwattle Cres	512
104	Northwattle Cres	512
105	Pathfield St	448
106	Pathfield St	448
107	Pathfield St	448
108	Montview Crt	510
109	Montview Crt	484
110	Pathfield St	448
111	Pathfield St	448
112	Montview Crt	471
113	Montview Crt	403
114	Montview Crt	512
115	Montview Crt	512
116	Montview Crt	512
117	Montview Crt	525
118	Montview Crt	631
119	Halfpenny Pl	895
120	Halfpenny Pl	844

CLICK OR
SCAN FOR
AVAILABILITY
AND PRICING





Stage Two

Lot	Street	Area
201	Northwattle Crescent	411
202	Northwattle Crescent	451
203	Pathfield Street	448
204	Pathfield Street	448
205	Pathfield Street	448
206	Pathfield Street	448
207	Pathfield Street	448
208	Pathfield Street	448
209	Pathfield Street	448
210	Pathfield Street	448
211	Northwattle Crescent	445
212	Northwattle Crescent	494
213	Northwattle Crescent	670
214	Northwattle Crescent	512
215	Northwattle Crescent	512
216	Northwattle Crescent	512
217	Northwattle Crescent	512
218	Northwattle Crescent	512

CLICK OR
SCAN FOR
AVAILABILITY
AND PRICING





Stage Three

Lot	Street	Area
301	Northwattle Cres	447
302	Northwattle Cres	397
303	Northwattle Cres	448
304	Northwattle Cres	448
305	Northwattle Cres	448
306	Northwattle Cres	448
307	Northwattle Cres	448
308	Montview Ct	399
309	Montview Ct	475
310	Montview Ct	512
311	Montview Ct	512
312	Montview Ct	512
313	Montview Ct	512
314	Montview Ct	512
315	Montview Ct	528
316	Montview Ct	561
317	Northwattle Cres	512
318	Northwattle Cres	512
319	Northwattle Cres	512
320	Northwattle Cres	512
321	Northwattle Cres	546

CLICK OR
SCAN FOR
AVAILABILITY
AND PRICING





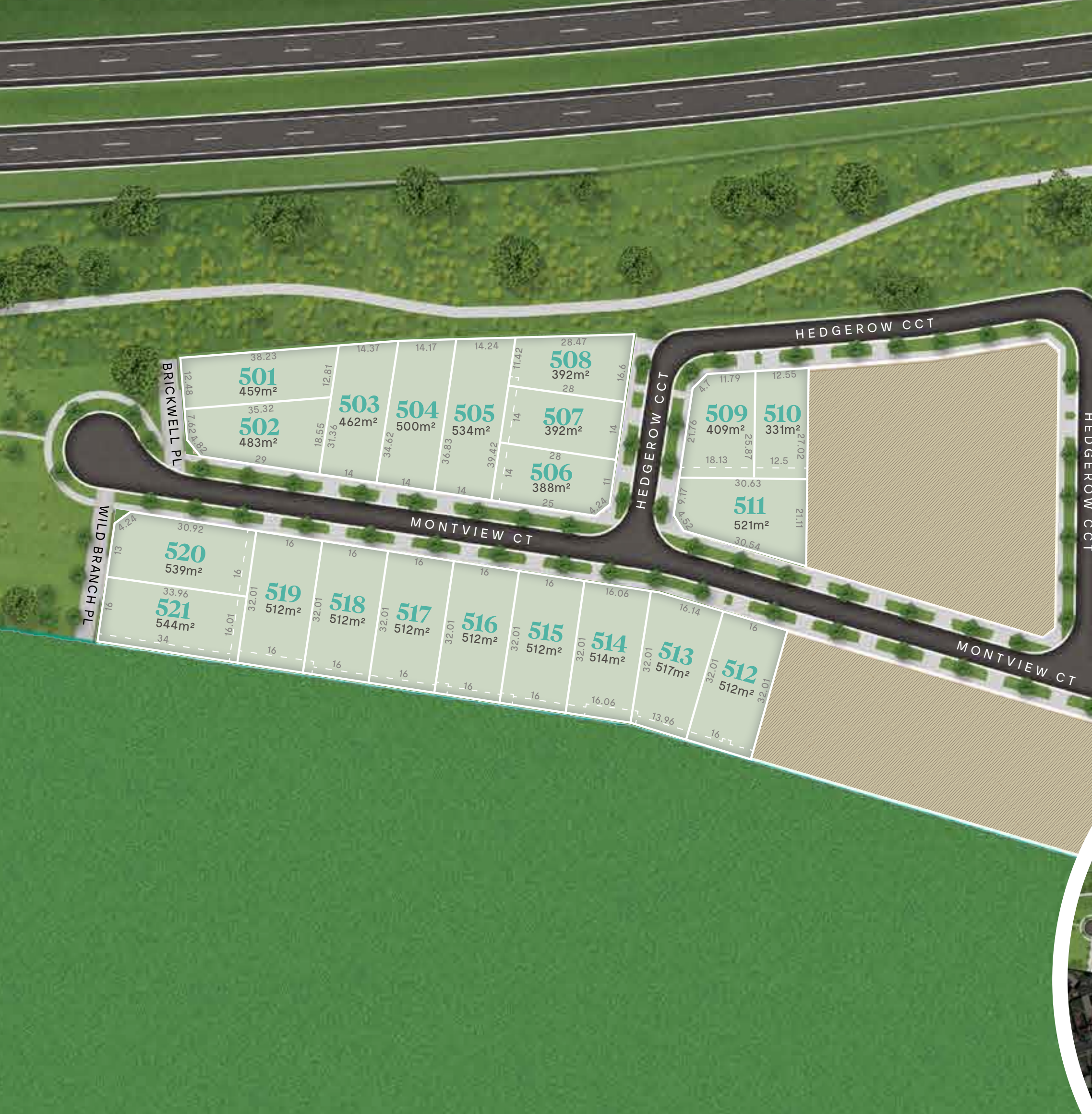
Stage Four

Lot	Street	Area	Lot	Street	Area
401	Hedgerow Cct	387	416	Montview Ct	500
402	Hedgerow Cct	464	417	Montview Ct	424
403	Hedgerow Cct	488	418	Hedgerow Cct	448
404	Hedgerow Cct	480	419	Hedgerow Cct	448
405	Montview Ct	567	420	Hedgerow Cct	448
406	Montview Ct	441	421	Hedgerow Cct	448
407	Montview Ct	436	422	Hedgerow Cct	537
408	Montview Ct	323			
409	Montview Ct	512			
410	Montview Ct	512			
411	Montview Ct	512			
412	Montview Ct	512			
413	Montview Ct	512			
414	Montview Ct	512			
415	Montview Ct	512			

CLICK OR
SCAN FOR
AVAILABILITY
AND PRICING



Stage Five



Lot	Street	Area
501	Brickwell Pl	459
502	Brickwell Pl	483
503	Montview Ct	462
504	Montview Ct	500
505	Montview Ct	534
506	Hedgerow Cct	388
507	Hedgerow Cct	392
508	Hedgerow Cct	392
509	Hedgerow Cct	409
510	Hedgerow Cct	331
511	Hedgerow Cct	521
512	Montview Ct	512
513	Montview Ct	517
514	Montview Ct	514
515	Montview Ct	512

Lot	Street	Area
516	Montview Ct	512
517	Montview Ct	512
518	Montview Ct	512
519	Montview Ct	512
520	Wild Branch Pl	539
521	Wild Branch Pl	544

CLICK OR
SCAN FOR
AVAILABILITY
AND PRICING



“As one of Australia’s largest urban centres, Geelong provides the perfect environment to achieve an ideal work/life balance.”



Moorabool Valley Wineries – 15 mins



Kardinia Park (GMHBA Stadium) – 12 mins



Airey's Inlet (Great Ocean Road) – 45 mins

Whether it's an easy 45 minute trip to Melbourne on the frequent V/Line train service or jetting away on holidays from nearby Avalon airport, you'll always feel connected in Geelong.

Your weekends will always be full of adventure as you explore the endless coastline, visit award-winning wineries or enjoy world-class sporting events at GMHBA Stadium.

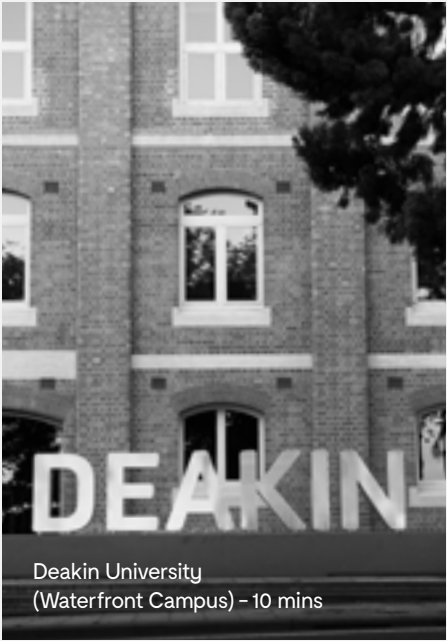
With an abundance of education facilities – from early child care right through to university – it's no wonder the Geelong region is renowned as a haven for growing families.



Geelong Waterfront – 10 mins



Train Station – 3 mins



Deakin University (Waterfront Campus) – 10 mins



Geelong CBD – 10 mins



Surfcost – 30 mins

Perfectly positioned.

SHOPPING & ENTERTAINMENT

- 01. Beckley Park Market (every Saturday)
- 02. Aldi Supermarket
- 03. Geelong Homemaker Centre
- 04. Corio Village Shopping Centre
- 05. Central Geelong
- 06. Westfield Geelong
- 07. Pakington St boutiques
- 08. Village Cinemas

EDUCATION

- 09. Geelong Grammar
- 10. Northern Bay College (P-12)
- 11. St. Francis Xavier Primary School
- 12. St. Thomas Aquinas Primary School
- 13. Bell Park North Primary School
- 14. Rollins Primary School
- 15. Covenant College
- 16. North Geelong Secondary College
- 17. Kardinia International College
- 18. Geelong College

PARKS & RECREATION

- 19. Ted Wilson Trail
- 20. Hovells Creek Trail
- 21. Hendy St. Reserve
- 22. Sutcliffe Reserve
- 23. Goldsworthy Reserve (Corio Athletics Track)
- 24. Stead Park (multi sport reserve)
- 25. Waterworld
- 26. St. Helens Park
- 27. Rippleside Park
- 28. Geelong Golf Course
- 29. Western Beach
- 30. Geelong Waterfront
- 31. Eastern Beach
- 32. Eastern Park
- 33. Kardinia Park (GMHBA Stadium)

HEALTH

- 34. Barwon Health North
- 35. Barwon Health Geelong Hospital
- 36. St. John of God Hospital
- 37. Maternal and Child Health Corio
- 38. Corio Bay Medical Centre
- 39. Derrimut Gym

TRANSPORT

- 40. Corio Railway Station
- 41. North Geelong Railway Station
- 42. Geelong Railway Station
- 43. Avalon Airport

- Princes Fwy / Geelong Ring Road
- Princes Hwy / Melbourne Road
- Melbourne - Geelong Railway



SURF COAST
39KM/30 MINS

MELBOURNE CBD
64KM/50 MINS

BELLARINE PENINSULA
28KM/30 MINS



Building Guidelines & Inclusions

Wattle Grove has building guidelines to ensure that quality homes and landscaping are implemented, creating a quality estate for the benefit of its future residents.

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 Wattle Grove and should be read and advice obtained from a legal representative, prior to entering into any contract of sale.

Building

DWELLING TIME RESTRICTION

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

BUILDING ENVELOPES

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

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 Memorandum of Common Provisions (a copy which is contained in the 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.

SHEDS AND EXTERNAL FIXTURES

A shed is defined as an external shed that is not part of your house.

A shed must not exceed 3.6 metres in height above natural ground.

A shed must be constructed of pre-coated steel or brick walls with a pre-coated steel or tiled roof.

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.

CROSSOVERS AND DRIVEWAYS

Crossovers are included.

Driveways must be installed within 21 days from the issue of the certificate of occupancy for the house.

Driveways must be constructed from:

- Concrete
- Brick
- Paving blocks
- Patterned concrete
- Exposed stone concrete.

Crushed rock driveways are not permitted.

Site Management

RUBBISH

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 liable to pay \$330 per week for uncontained rubbish during the construction of their house.

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.

VACANT LOTS

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.

Fencing and Landscaping

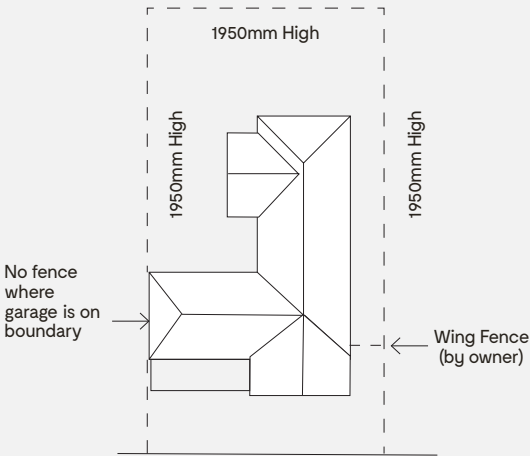
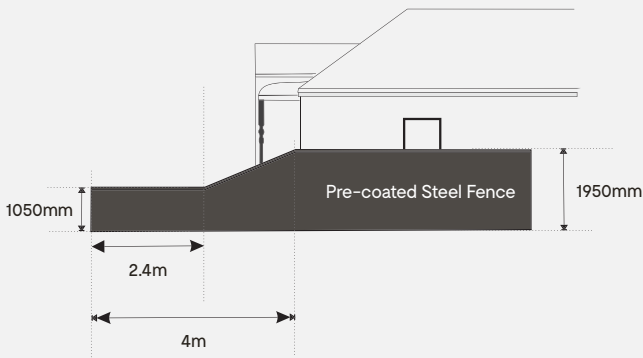
FENCING

The developer will supply boundary fencing in accordance with the fencing plan (a copy which is contained in the contract of sale) 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 1.8m high.



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

LANDSCAPING

Residents are encouraged to use sympathetic and hardy landscape materials such as local native plants, timber elements, gravel (excluding driveways) and stones or exposed aggregate concrete as paving, and mulch to create a natural garden setting.

LANDSCAPING (CONT.)

- At least 50% of the front garden area should comprise of permeable surfaces such as:
 - Drought resistant lawn
 - Lawn alternative such as artificial grass, groundcovers, river pebbles, Lilydale toppings etc.
 - Garden beds with trees, shrubs etc.If seed is used turf should have grown to cover at least 90% of the grassed area.
- Garden beds must be mulched with either pine bark (or similar), stone or pebble. Bare dirt must not be visible.
- All garden beds should be edged using timber, masonry or steel edging and should be densely planted to ensure good coverage of growth. Empty spaces between species should be avoided;

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 nature strip complies with Council requirements.

Bonds

LANDSCAPING BOND

A \$2,000 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 you are liable for any amounts 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.

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 Wattle Grove 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 Wattle Grove

2

Complete your home

3

Install Solar Panels (Min 5kW 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

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”

PROUDLY
NATIONAL &
VICTORIAN
AWARD
WINNERS



Grand Lakes Estate, Lara

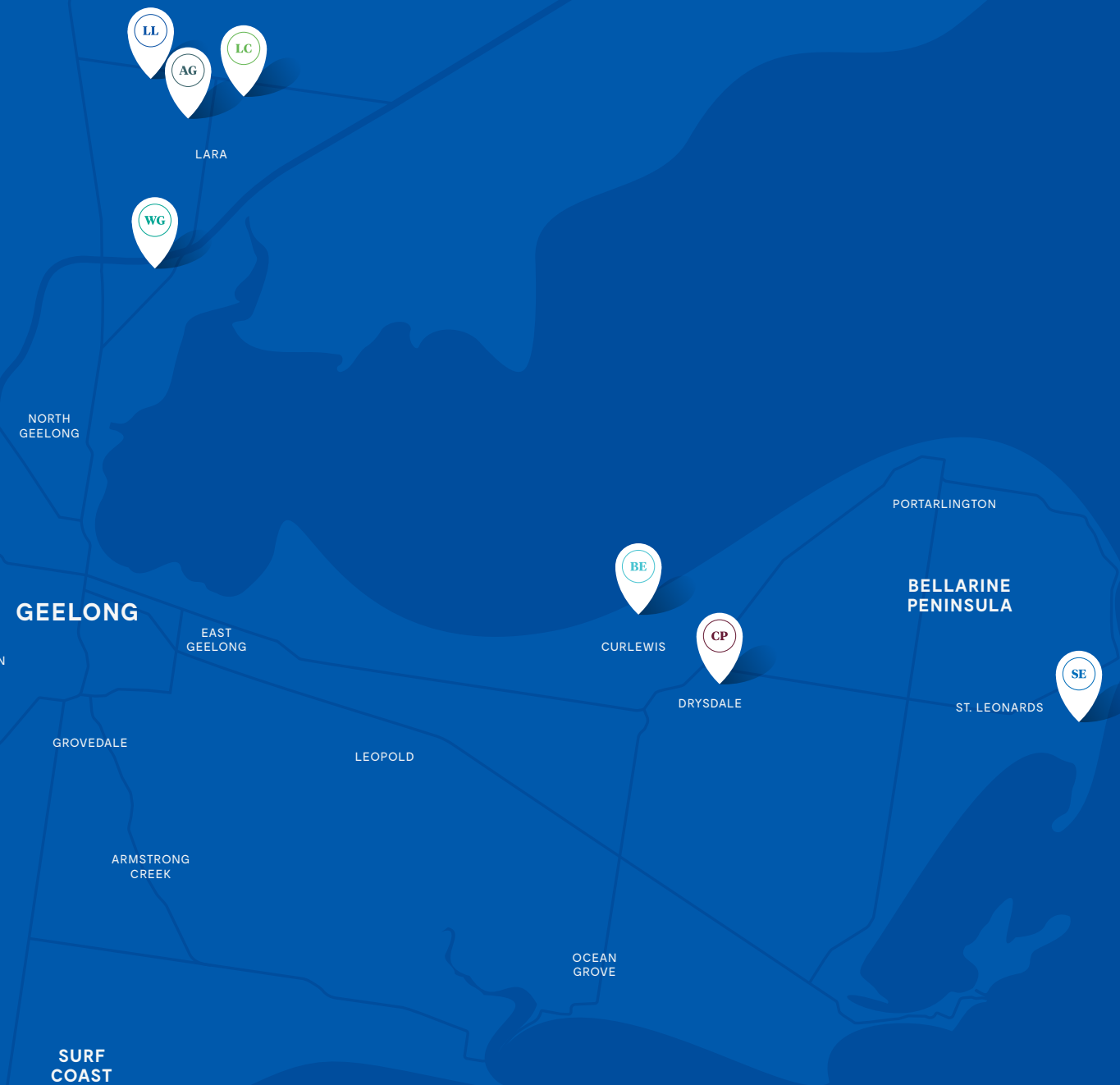
Bisinella

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



Bisinella

the key to your community

bisinella.com.au

Bisinella Head Office
Email sales@bisinella.com.au

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 enquires. 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.