

Baywater Estate

CURLEWIS

Bisinella
the key to your community

Come home to bay water views

Baywater Estate offers spectacular clifftop views across Port Phillip Bay.

Watch the comings and goings of the fishing and recreational craft from the nearby boat harbour, and the passing parade of ships between the flashing red and green beacons that mark Geelong's main shipping channel.

Across the glistening water is the distinctive shape of the You Yangs mountain range and clearly visible to the north east is the skyline of the Melbourne CBD.

Baywater Estate offers large prime bay frontage lots. It's the only waterfront residential zoned land for sale anywhere on the beautiful Bellarine.

All lots in the Baywater Estate are a short walk from the foreshore and the beach.

A pedestrian boardwalk provides easy access to the beach from the top of the cliff.

The boat harbour is a few hundred metres along the beach.



Lifestyle

Baywater Estate offers a relaxed lifestyle highlighted by breathtaking bay views, a peaceful rural setting, easy access to a broad range of shops, schools and leisure facilities, and all the delights that make the Bellarine Peninsula such a popular visitor destination.





Baywater Estate has been equipped with an advanced Fibre-to-the-Premises (FTTP) network that will deliver Australia's fastest broadband (up to 1Gbps). High speed broadband will open a whole new lifestyle for you and your family. Services such as iTunes and YouTube will be significantly enhanced by fast music and video downloading and streaming. Get ready for the next-generation social networking versions of Skype, Facebook, MySpace and X.

Enjoy the experience of fast interactive, high definition, on-line games, video conferencing with friends and family, and high definition interactive IPTV.

It's not just about fun and games. The high speed fibre network will enable on-line education, health and security services. It will also allow you to manage your usage of utilities such as electricity, gas and water to reduce your carbon footprint and help our environment.

The network is ready to deliver a full range of services including:

- High speed broadband internet up to 1Gbps
- Telephone
- Pay TV from Foxtel
- Freeview (free-to-air channels)





Building restrictions

Building restrictions will be applied to ensure high quality homes and landscaping throughout Baywater Estate.

The full terms and conditions of the building restrictions are contained in the contract of sale. They should be read carefully and advice should be obtained from a legal practitioner before you enter into a contract to purchase a block in the estate.

Bisinella Developments has established the building restrictions as part of our commitment to quality.

Lots requiring architect approval

As a further quality assurance measure, a set of design guidelines applies to all lots. House plans for these lots will be subject to approval in accordance with the guidelines. A copy of the design guidelines is available from the Bisinella sales office.

Baywater Estate Master Plan





For Sale



Sit in your lounge room and enjoy the panoramic views across the bay to the You Yangs mountain range.

Watch the passing parade of ships between the flashing red and green beacons that mark Geelong's main shipping channel.






It's hard to imagine a more stunning and convenient location for your new waterfront home.

Location

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

LEGEND

-  **EDUCATION**
 1. Drysdale Primary School
 2. Clifton Springs Primary School
 3. St. Thomas Catholic Primary School
 4. St. Ignatius College Geelong
 5. Bellarine Secondary College
-  **PARKS & GOLF COURSES**
-  **RETAIL**
-  **MEDICAL CENTRE**
-  **DRYSDALE TOURIST TRAIN STATION**



A trusted partner.

ABOUT THE DEVELOPER

As a 60 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"

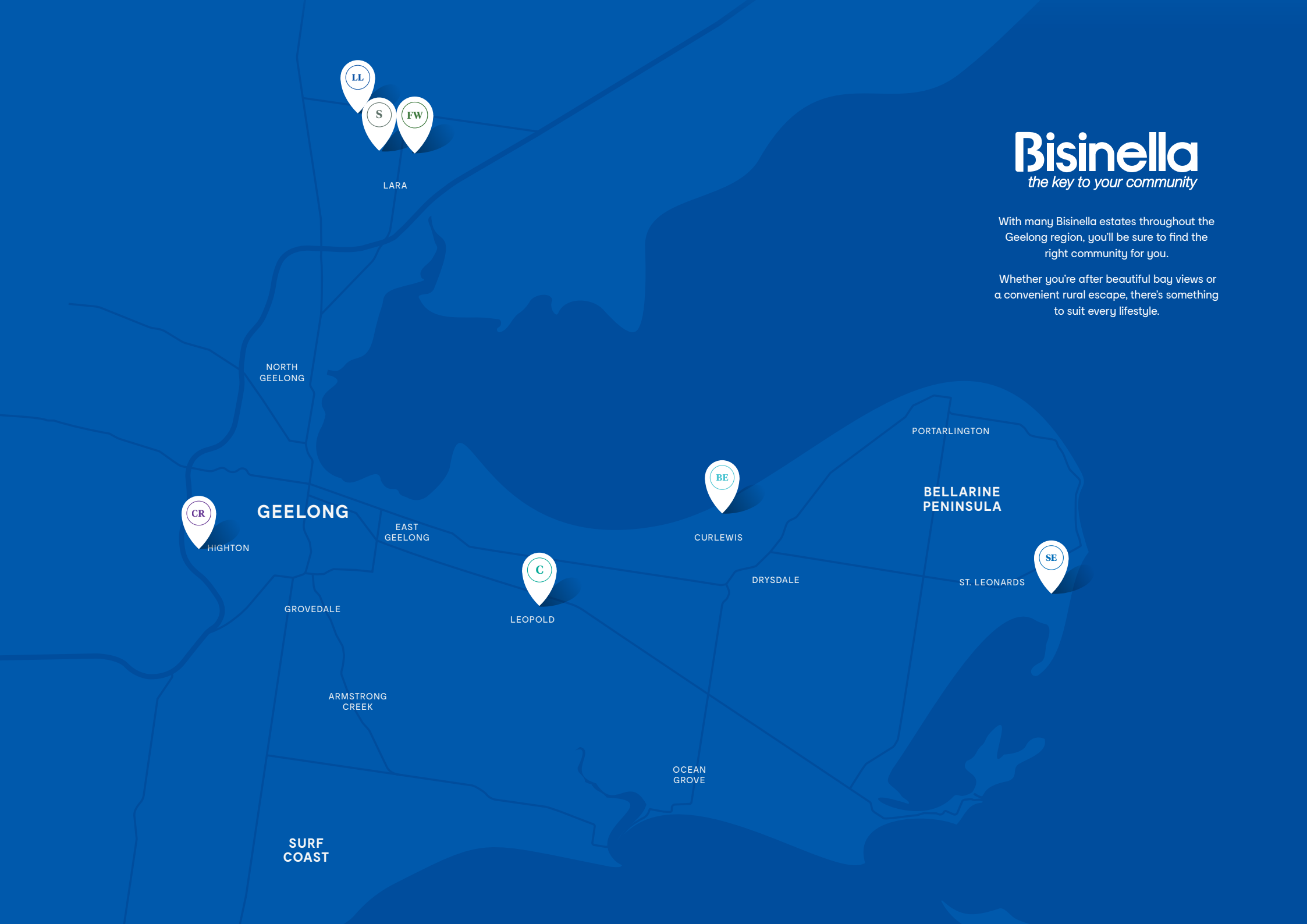


Bisinella

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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.



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bisinella.com.au

Sales enquiries email sales@bisinella.com.au
or call 03 5274 4000

Land Sales Office
L. Bisinella Developments PL
195 Forest Rd Sth, Lara
Monday to Friday 9am-5pm



Shane Ruffin - Sales Manager
0413 804 523

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