



Charlotte Rise

HIGHTON

Bisinella
the key to your community

The essence of hilltop living.



Discover a relaxed lifestyle.

Nestled among the trees with panoramic views across the surrounding region, the growing hub of Highton offers unparalleled living with nature on your doorstep, while only a stones throw from the centre of Geelong.

Charlotte Rise will offer a relaxed lifestyle with its serene surroundings, for those seeking a peaceful and stress-free living experience.



Discover the heights of tranquility

Imagine living above the hills with exclusive sweeping views of Geelong and the greater area including Corio Bay, the You Yangs and the Bellarine Peninsula, yet only a short distance from Geelong's centre and with direct access to Melbourne.

Ideally positioned close to the banks of the beautiful Barwon River with scenic walking trails on your doorstep, at Charlotte Rise you'll be immersed in nature and panoramic vistas, while being set up with an accessible lifestyle in Highton.

There are limited blocks available in this sought-after location so don't miss out on a rare opportunity to secure a piece of exclusive real estate at Charlotte Rise.



Experience Highton living

Charlotte Rise is a proposed 10 lot residential estate located at 15 Glenville Road, Highton with lots ranging from 570 to 841m².

This is lifestyle at its best, with nature on your doorstep and a growing community of families calling Highton home.

Located off Glenville Road, there are many public and private schools close by. Parklands including Queens Park Reserve and Buckley Falls are nearby, while there is no shortage of shopping centres, cafes and restaurants.



Proposed Lot Sizes

Lot	Street	Area (m ²)
1	Miller Court	627
2	Miller Court	658
3	Miller Court	659
4	Miller Court	628
5	Miller Court	654
6	Miller Court	631
7	Miller Court	678
8	Miller Court	841
9	Miller Court	587
10	Miller Court	570

Sizes and dimensions are indicative

CLICK OR SCAN TO REGISTER YOUR INTEREST

Location above it all

Highton offers exceptional natural landscapes and unparalleled views coupled with clean, fresh air.

The scenic hills overlooking the Barwon River valley makes Charlotte Rise an exceptional location for those wanting to live close to nature with unparalleled panoramic views.

Charlotte Rise offers the ideal lifestyle, with running, walking and bike riding popular activities along the Barwon River tracks among the sweeping views in the hills.





Luxury Living

The residential area has developed over the years, making Highton an expanding hub for families, couples and individuals seeking a community away from the hustle and bustle of the city.

Find the right tight-knit, family-friendly community for you in the greater Geelong region at Charlotte Rise in Highton. You'll be close to all the amenities you need, including schools, local shops and cafes, while being able to make the most of the natural surroundings.

With shopping centres and a boutique shopping strip in Belle Vue Avenue, you'll have everything you need at your doorstep, including cafes, restaurants and speciality shops.

Highton makes the most of an exceptional lifestyle, where you can spend your days at the local golf course, tennis club or bowls club, or why not take the dog, the kids or just yourself to the local parks and reserves, or hit the walking and bike tracks along the Barwon River.

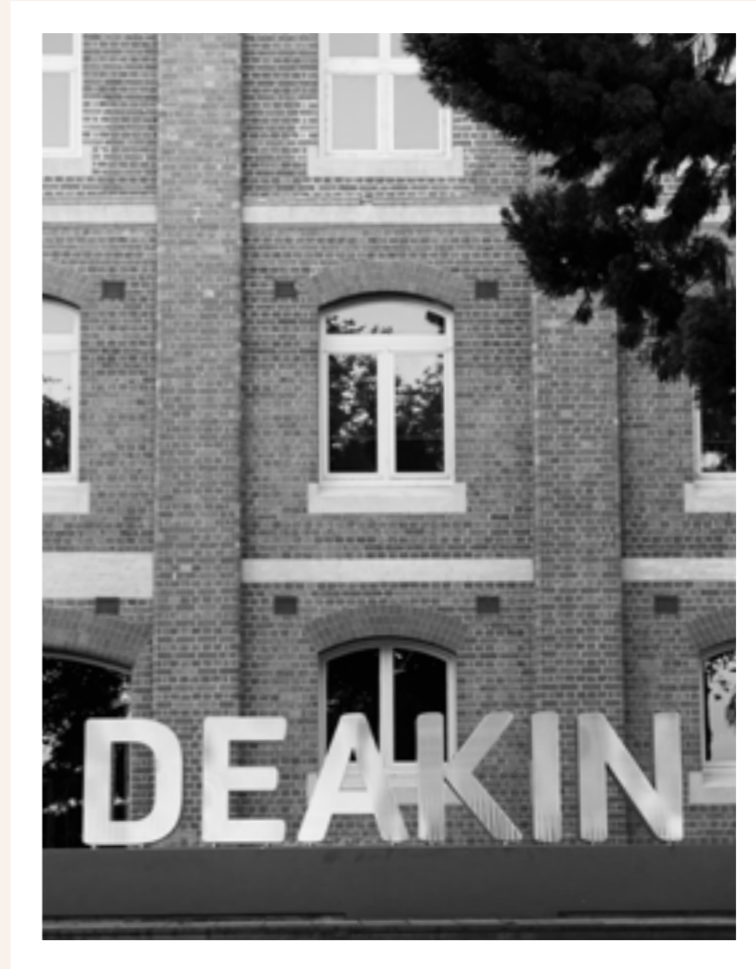
Serenity close to the city

The lifestyle sings complete freedom, while being connected to schools, local amenities, and one of Victoria's top tertiary campuses, Deakin University.

Connected to the Geelong ring road and public transport, it's easy to get to Melbourne or the surrounds of Geelong from Highton.



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





Building, Design Guidelines & Inclusions

Charlotte Rise Estate will feature building guidelines to ensure a level of quality for homes and landscaping, creating a quality estate for the benefit of its future residents. Copies of the guidelines document will be available through the Bisinella head office. This document will be in summary form and for information purposes only. The full terms and conditions of the building guidelines will be contained in the contract of sale for lots in Charlotte Rise Estate. Advice should be obtained from a legal representative prior to entering any contract of sale.

Inclusions



HIGH SPEED BROADBAND

NBN ready estate



FULLY SERVICED LOTS

All services such as sewer, water, power, natural gas and telecommunications.



FENCING

Pre-coated steel fencing with grey sheeting and posts including 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.



LAYBACKS AND CROSSOVERS

The layback and crossovers are provided as part of the development.



PROTECTIVE GUIDELINES

Guidelines and restrictions have been incorporated to ensure that a quality estate is created for the benefit of residents.

For more information:

Please contact the Bisinella Developments land sales office if you have any questions.



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”



PROUDLY
NATIONAL &
VICTORIAN
AWARD
WINNERS



Bisinella

the key to your community

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

bisinella.com.au



Shane Ruffin - Sales Manager
0413 804 523

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.