



# Clarendon Park

DRYSDALE

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



# Live the good life.

With the natural beauty of the Bellarine Peninsula right on your doorstep and the convenience of the Geelong CBD just a 20-minute drive away, Clarendon Park Drysdale delivers a new dimension in connected living.

Bike riding along the Bellarine rail trail to Queenscliff, exploring award-winning wineries, tasting local produce and picnicking at nearby beaches... weekends will be reimaged at Clarendon Park.

Be charmed by the quaint village feel and relaxed care-free vibe of the Drysdale township, while the close proximity of schools, sports and recreation facilities, retail hubs and medical services more than caters for the everyday needs of busy families.





⬆  
DRYSDALE  
TOWN CENTRE  
1KM/2 MINS

⤴  
PORTARLINGTON  
11KM/10 MINS



⬆  
NORTH  
□ ELECTRICAL PILLAR

⤵  
GEELONG CBD  
22KM/20 MINS

Lot	Street	Area (m²)	Price
1	Meadowbrook Tce	494	\$260,000
2	Meadowbrook Tce	573	\$310,000
3	Meadowbrook Tce	735	\$335,000
4	Meadowbrook Tce	814	\$345,000
5	Meadowbrook Tce	870	\$350,000
6	Meadowbrook Tce	903	\$355,000
7	Meadowbrook Tce	914	\$360,000
8	Meadowbrook Tce	903	\$355,000
9	Meadowbrook Tce	870	\$350,000

Lot	Street	Area (m²)	Price
10	Meadowbrook Tce	814	\$345,000
11	Meadowbrook Tce	737	\$335,000
12	Meadowbrook Tce	582	\$310,000
13	Meadowbrook Tce	513	\$280,000
14	Meadowbrook Tce	510	\$270,000
15	Farmhouse Ave	996	\$355,000
16	Clarendon Road	812	\$335,000
17	Clarendon Road	595	\$300,000
18	Clarendon Road	512	\$280,000

Lot	Street	Area (m²)	Price
19	Clarendon Road	512	\$280,000
20	Clarendon Road	508	\$280,000
21	Woodville Street	1059	\$385,000
22	Woodville Street	1005	\$375,000
23	Woodville Street	926	\$355,000
24	Woodville Street	837	\$340,000
25	Woodville Street	727	\$330,000
26	Woodville Street	658	\$320,000
27	Woodville Street	589	\$305,000

Lot	Street	Area (m²)	Price
28	Woodville Street	458	\$250,000
29	Woodville Street	405	\$240,000
30	Woodville Street	352	\$215,000
31	Woodville Street	343	\$215,000
32	Woodville Street	377	\$230,000
33	Woodville Street	536	\$300,000
34	Woodville Street	594	\$315,000
35	Woodville Street	651	\$330,000
36	Woodville Street	713	\$335,000

Retaining walls and benching on lots 1 to 14 are included.

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



# Location


Clarendon Park is located 1.2km from the Drysdale Town Centre – a small township of approximately 4,500 people nestled in the middle of the Bellarine Peninsula.

The estate is approximately 5 minutes by car from:

- Drysdale township, including High Street (cafes, butcher, florist, newsagency, homewares etc)
- Drysdale Village Shopping Centre
- Drysdale Village Medical Centre
- Woolworths, Coles and Aldi supermarkets
- A range of schools including: Drysdale Primary School, St Ignatius College, Bellarine Secondary College, St Thomas Catholic Primary School, Christian College Geelong

Clarendon Park is a 7 minute drive to the Clifton Springs boat ramp, 17 minutes to the Ocean Grove surf beach, 14 minutes to Queenscliff and Portarlington and 20 minutes to the Geelong CBD.

## 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**

FOR BISINELLA SALES

Email [sales@bisinella.com.au](mailto:sales@bisinella.com.au)



# Building Guidelines

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

## 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 Memorandum of Common Provisions 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 liable to pay \$250 per week for uncontained rubbish during the construction of their house

## GARAGE AND CARPORTS:

- Carports are not permitted
- Any freestanding garage constructed on a lot must match the roof materials of the 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

## CROSSOVERS AND DRIVEWAYS:

- Crossovers and driveways must be installed within 21 days from the issue of the certificate of occupancy for the house
- 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 3.6 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
- On lots exceeding 800m2 no sheds or external fixtures are permitted within 25 metres of the frontage of the lot.

## 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 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

## 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 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
- The developer will also arrange for the construction of a 1.95m high perforated pre-coated steel fence to be constructed along the boundaries of lots which abut a council reserve (please refer to the fencing plan for more information). The precoated steel fence panels have been perforated with small holes to allow for casual surveillance of the reserves. An example of the perforated fencing can be seen in our sales offices in both Lara and Curlewis.

## 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.
- The nature strip should be constructed from one of the following materials:
  - grass; and/or
  - gravels that have an average stone size of 6 to 8 millimetres and are well graded (include a mix of stone chip and fines) to enable compaction to a surface that does not shift. Conforming products include Anakie granitic blend; fine orange gravel; Lilydale toppings and 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

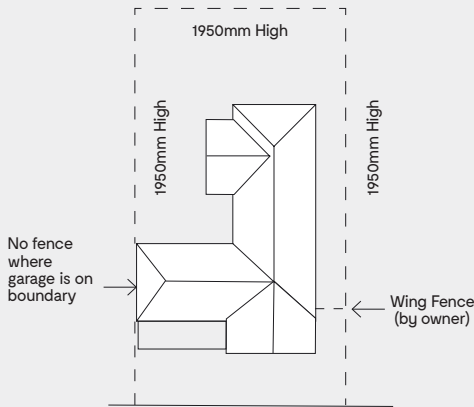
## FULLY SERVICED LOTS:

All services such as sewer, water, power, telephone, high-speed broadband, natural gas

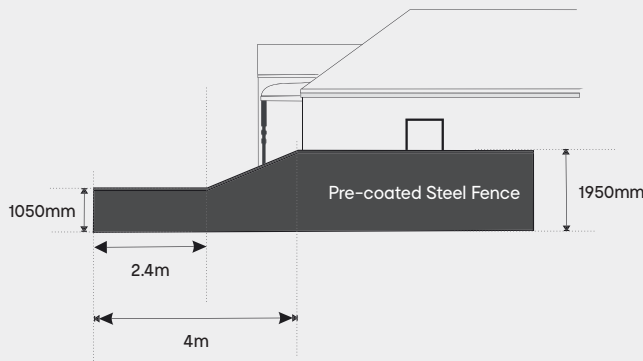
NBN ready development.

## FENCING:

- Pre-coated steel fencing with grey sheeting and posts to the estimated value of \$3,500.
- Fencing includes all boundary fences, with the exception of existing boundary fencing and where garages are located on the boundary.
- Lots which abut a Council reserve will have perforated pre-coated steel fencing. This fencing will be slightly see through to allow for surveillance of the open space areas. A sample of the perforated fencing can be viewed at our land sales offices in Lara and Curlewis.



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





# Lot Benching (Lots 1 to 14)

As part of civil construction works, Lots 1 to 14 will be benched to provide relatively flat building areas.

The below section is an approximate representation of what the lot benching may look like.

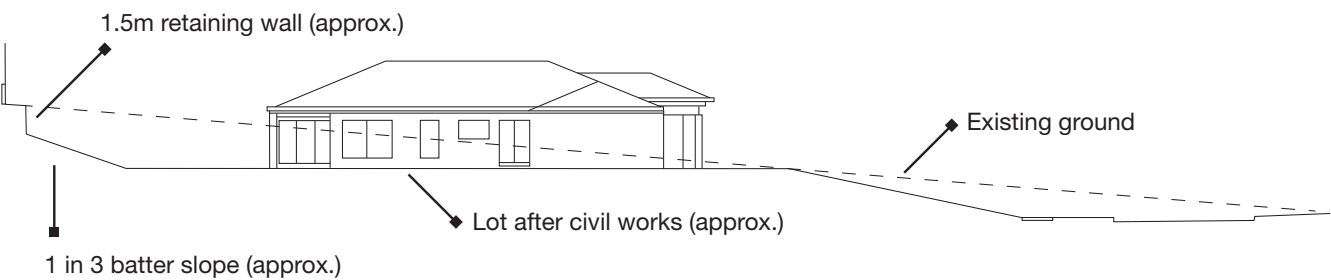
The benching may involve the installation of retaining walls up to 1.5m in height adjacent to the northern boundary.

The land battering down at an approximately 1 in 3 slope from the base of the retaining wall to then level off to a flatter building platform.

A typical section can be provided for each lot on request.

To discuss further please contact our sales office.

TYPICAL SECTION OF LOT BENCHING – LOTS 1 TO 14



# Permeable Fencing

Permeable Fencing is required to be installed on all lot boundaries adjoining Council reserves.

Perforated pre-coated steel fencing will be installed along these boundaries.

A sample of this fencing may be viewed at our Curlewis and Lara land sales offices.

Please also refer to the plan of subdivision and fencing plans.

# Setbacks

Lots 21 to 27, and 34 to 36 have a minimum building setback of 6 metres. Please refer to the plan of subdivision for further details.

If you have any questions please contact our sales office.



# 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”



Grand Lakes Estate, Lara

PROUDLY  
NATIONAL &  
VICTORIAN  
AWARD  
WINNERS





**bisinella.com.au**

Email [sales@bisinella.com.au](mailto: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.