



Flinders View

DRYSDALE

LIFESTYLE BROCHURE



The Very Best In Bayside Living... This Is Home.

A life is made up of moments. A tapestry of memories that define who we are.

From the smell of the corner café each morning, to the way the sunset paints the sky above the bay each evening.

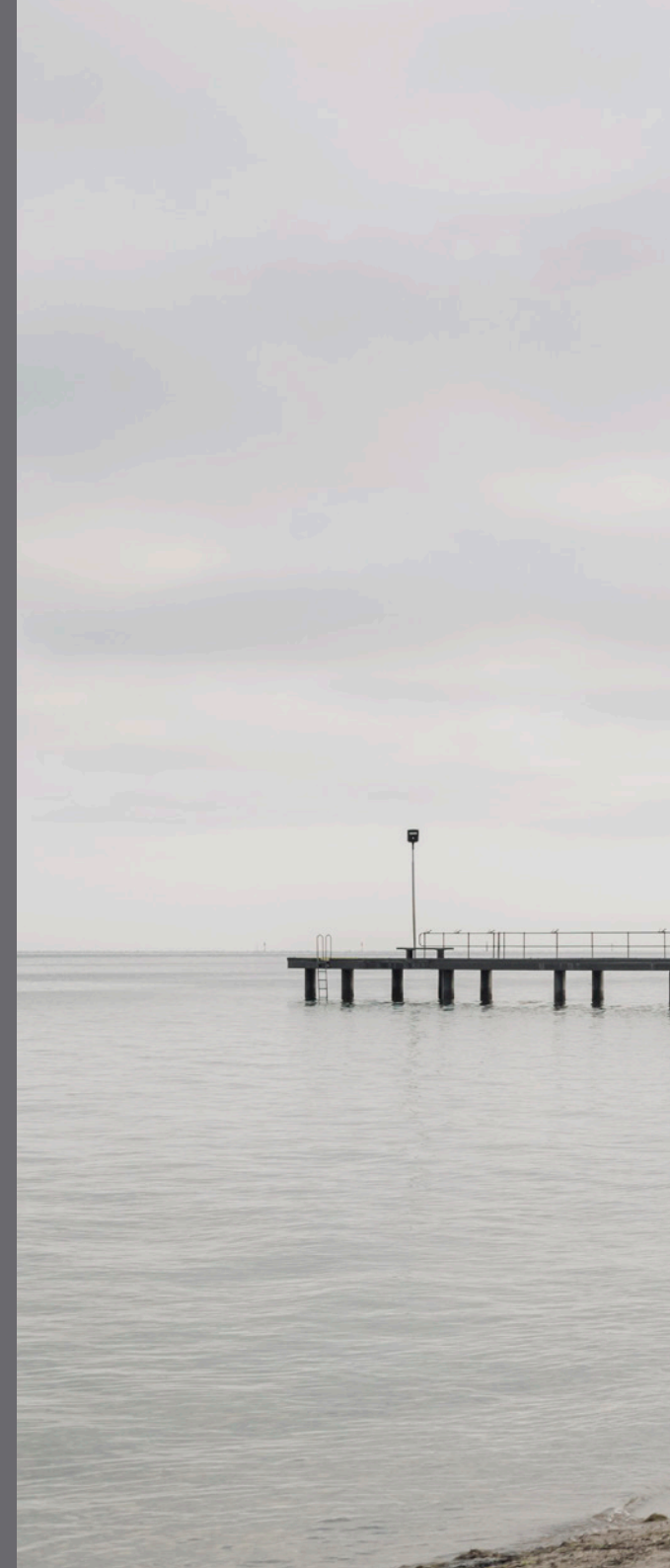
These are the moments that make life extraordinary, and they're all intrinsically tied to the place we choose to call home.

It's the spirit of Drysdale, and the soul of this town that breathes life into every brick and blade of grass.

Every trail and every street.

When deciding where to spend the moments that make up your life, choose Flinders View.

Welcome To Flinders View...
This Is Home.





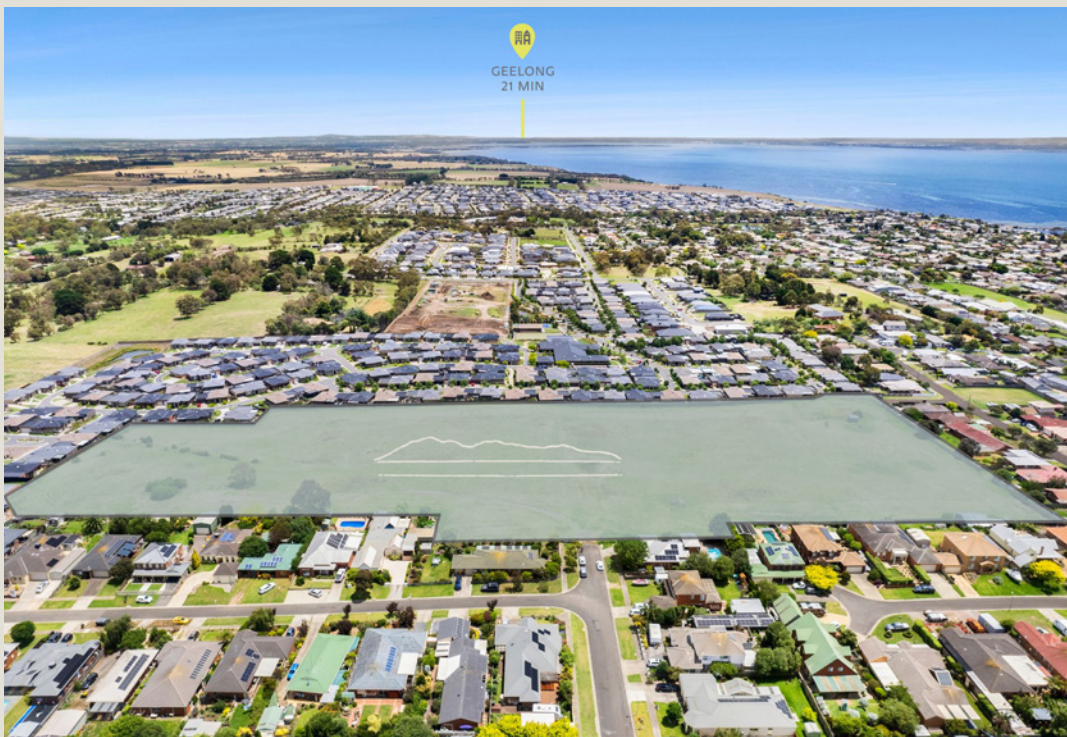


This is... Life by the Water.

Bayside living and panoramic views in the very heart of town; it's rare to find such a perfect offering but Flinders View has it all. Here you'll find an incredible opportunity to build your dream home in one of the most premium pockets of the Bellarine Peninsula, in a thriving community where coast meets country.

Just a 3 minute drive to the bay, picture yourself savouring your morning coffee on the sandy shores or winding down your day with a refreshing swim in the water.







This is... A Place to Thrive.

If it's space you crave, there are lots up to 742m², with most offering sweeping views across the bay and out to the iconic You Yangs. With a number of existing parks and walking tracks dotted throughout the thriving Drysdale township, Flinders View is perfect for the whole family. You'll live just 800-metres from the picturesque town centre and in close proximity to some of the region's best beaches, wineries, golf courses and dining spots.





MASTERPLAN

PORTARLINGTON

 7 MINS

GEE LONG

 21 MINS



*THE MASTERPLAN LAYOUT INCLUDING LANDSCAPING AND FUTURE RESIDENTIAL IS INDICATIVE ONLY AND SUBJECT TO CHANGE

OCEAN GROVE

 14 MINS

QUEENSCLIFF

 17 MINS

300-399m ²	400-499m ²	500-599m ²	>600m ²



This is... A Vibrant Community.

Drysdale is a rural township near Geelong, located on the Bellarine Peninsula. Often referred to as the 'hidden gem' of the region, it is known for a quieter and more relaxed feel than other peninsula towns.

An iconic stop on the old Bellarine Railway, it is home to the Drysdale Hawks Football Netball Club, and boasts a number of top-tier public and private schools including Saint Ignatius. The Drysdale Community Market, which has been delighting market-goers for almost 40 years, is also a major fundraising effort for Drysdale Primary School, where it is held on the third Sunday of every month.

Drysdale also has several Victorian Heritage Register-listed sites including the Drysdale Hotel, Drysdale Railway Station, and the Drysdale War Memorial.



AMENITY MAP

SHOPPING & DINING



1. The Bungalow Restaurant ~ 2min
2. Woolworths Drysdale ~ 2min
3. Drysdale Hotel ~ 2min
4. Coles Drysdale ~ 3min
5. The Q Train ~ 3min
6. KFC Drysdale ~ 3min
7. ALDI ~ 3min
8. Bayview Central Curlewis ~ 5min
9. Woolworths Curlewis ~ 5min
10. Merne At Lighthouse ~ 9min
11. Portarlington Grand Hotel ~ 12min

EDUCATION



1. Goodstart Early Learning ~ 1min
2. Drysdale Primary School ~ 2min
3. Boronggook Drysdale Library ~ 2min
4. Christian College Geelong ~ 3min
5. Drysdale Preschool ~ 3min
6. Clifton Springs Preschool ~ 3min
7. Clifton Springs Primary School ~ 4min
8. Great Beginnings Curlewis ~ 4min
9. Beacon Point Preschool ~ 4min
10. St Thomas Catholic Primary School ~ 6min
11. Bellarine Secondary College ~ 8min
12. Saint Ignatius College ~ 8min

WINERIES



1. Leura Park Estate ~ 6min
2. Bellarine Estate Winery ~ 6min
3. Terindah Estate ~ 7min
4. Jack Rabbit Vineyard ~ 7min
5. Lethbridge @ Hat Rock Vineyard ~ 7min
6. BAIE Wines ~ 7min
7. Scotchmans Hill Winery ~ 9min
8. Curlewis Winery ~ 9min (not on map)
9. OneDay Estate Winery ~ 10min (not on map)

HEALTH



1. Bellarine Medical Group ~ 3min
2. Drysdale Grove Aged Care ~ 3min
3. Drysdale Clinic ~ 3min

PARKS & RECREATION

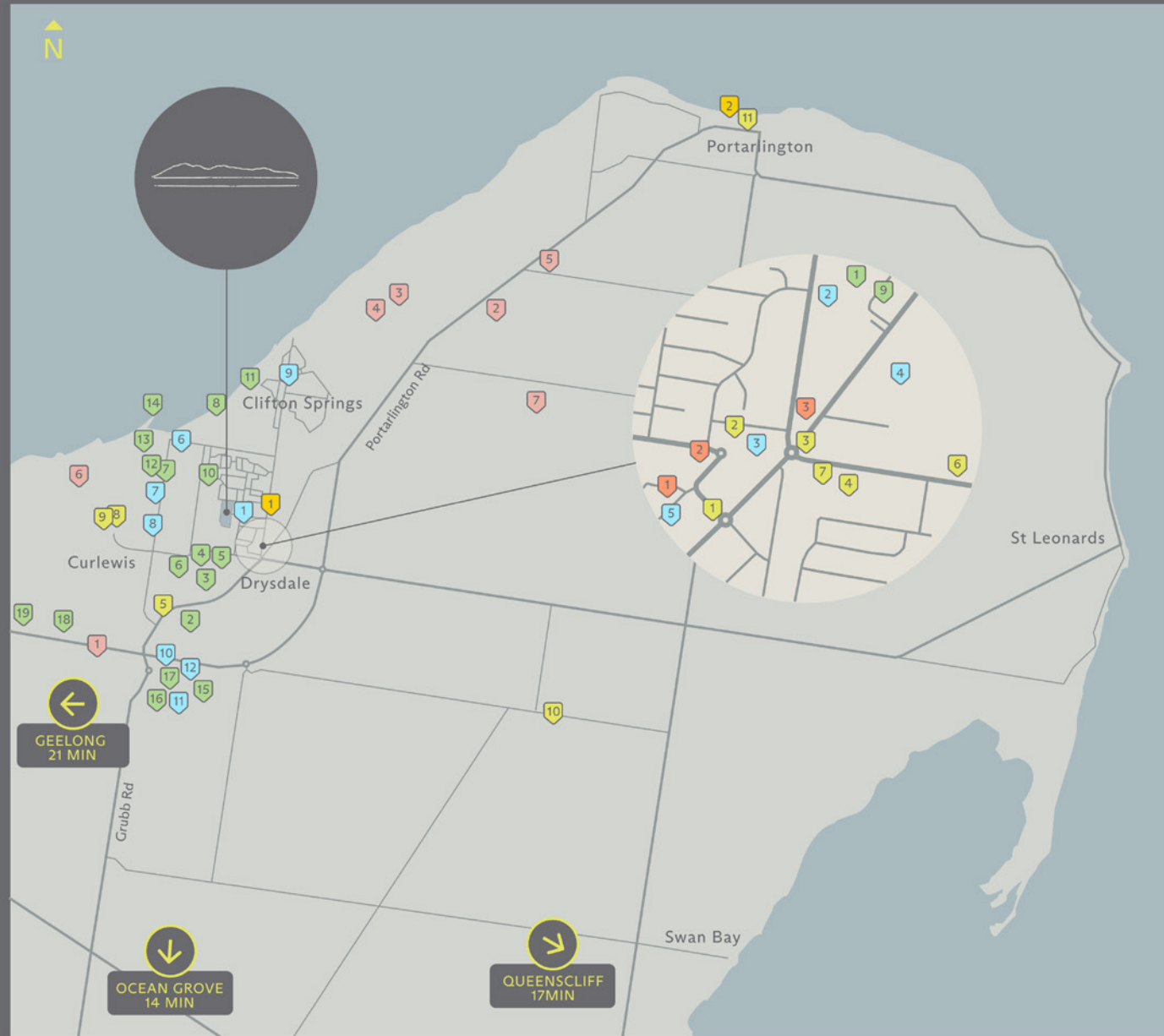


1. Wathaurung Reserve ~ 2min
2. Lake Lorne Reserve ~ 3min
3. James Drysdale Reserve ~ 3min
4. Drysdale Recreation Reserve ~ 3min
5. Drysdale Football Club ~ 3min
6. McLeods Waterholes ~ 3min
7. Clifton Springs Community Mens Shed ~ 3min
8. The Dell ~ 4min
9. Drysdale Tennis Club ~ 4min
10. Clifton Springs Tennis Club ~ 4min
11. Clifton Springs Golf Course ~ 4min
12. Jetty Road Adventure Playground ~ 4min
13. Griggs Creek Reserve ~ 5min
14. Clifton Springs Pier ~ 5min
15. Basin Reserve ~ 6min
16. Drysdale Sports Precinct ~ 8min
17. North Bellarine Aquatic Centre ~ 8min
18. Curlewis Golf Club ~ 8min
19. The Range At Curlewis ~ 10min

TRANSPORT



1. Bus Stop ~ 1min
2. Portarlington Ferry ~ 11min



All Within 3min Drive



EDUCATION



SHOPPING & DINING



PARKS & RECREATION



HEALTH



This is... Premium Living.

- A vibrant new community centrally-located in the coastal town of Drysdale on the Bellarine Peninsula
- Live where the country meets the coast, with just a short 21 minute drive to the bustling Geelong CBD and waterfront
- Stay active with a number of golf courses, tennis clubs, reserves and playgrounds in easy reach of the community
- The perfect lifestyle awaits with 75 lots on offer, including some larger lots up to 742m²
- Drysdale's idyllic Town Centre is a short 2 minute drive, or easy stroll, from the community
- Live a relaxed life by the water, with the ability to launch your boat or take a swim in the bay only a 3 minute drive away
- Enviably, sweeping views of the bay and the You Yangs make this location highly-coveted
- Take your pick of a number of impressive schooling options for all ages
- Explore the region like it's your backyard with coastal destinations like Ocean Grove, Queenscliff and Point Lonsdale all at your fingertips







This is... The Team.

Community is one of our core values and that extends to supporting local businesses in the vision and development of this project.

DEVELOPER

**SPITERI
PROJECTS.**

PROJECT TEAM



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