

# Heritage Bay

CORINELLA —  
WESTERN PORT

LAND BY THE SEA





# Meet Corinella, Victoria's best kept coastal secret.

LandGipps is committed to developing new places where you can best enjoy the Gippsland way of life.

Friendly neighbourhoods where people interact and look out for each other. Meet, play, relax, exercise, enjoy – all in one community. Wide open spaces, activities and people to discover.

A place where you can live life to its fullest.  
A place you are proud to call home.

David Sowerby, Director

LANDgipps








It's the rural seaside location and the laid-back character of the region that sets the tone for relaxed holidays, a peaceful retirement, a stress-free lifestyle





Live within a few hundred metres of the ocean's playground.

Heritage Bay is situated in a region long celebrated for its fantastic land and boat based fishing. Salmon, whiting and snapper can be caught during a relaxing afternoon on the pretty Corinella pier with friends.

Take the boat or kayak out and explore the gorgeous coast lines and vast stretches of water across the Western Port.







## While away the hours

The quiet, untouched foreshore at Heritage Bay is the perfect backyard. Wake up and fill your lungs and your senses with clean sea air in the morning.

Watch your children and grandchildren while away hours wading in the water's edge and exploring the rock pools. Take your dog off the leash for a long walk along the foreshore. Enjoy a late afternoon game of beach cricket. Wander down to the water for an unplanned swim all to yourself.





# Let life happen, right beside the sea.

The pace of life at Heritage Bay is anything but hurried. Its rural seaside location and the laid-back character of the region sets the tone for relaxed holidays, a peaceful retirement, a stress-free lifestyle and always, a much anticipated return home.



The spoils of Heritage Bay include immediate proximity to the extensive walking tracks along the coastline.

Take refuge from Summer heat beneath the dense canopies of eucalypts and stop to enjoy the views across the Western Port to French Island and San Remo along the way.







Idyllic eatery *Fig and the Bay*, the century old, iconic Morton Bay Fig trees and an acre of land surrounding them has been set aside for the Heritage Bay and surrounding communities to enjoy.





## A taste of heritage at *Fig and the Bay*

In keeping with its initial design, the heritage house has been meticulously restored to create *Fig and the Bay*, a place for a good coffee after your morning walk, a wine in the evening with friends, or whole baked local snapper with chips for dinner.



Corinella sits among the best of the varied coastal towns of the Bass Coast, from Inverloch to San Remo, or Phillip Island – all within an easy coastal drive.





# Location

Rural seaside location and laid-back character sets the tone for relaxed holidays, a peaceful retirement or a stress-free lifestyle.

San Remo	—	18mins	24.2km
Cowes	—	35mins	41.1km
Inverloch	—	39mins	48.8km
Pakenham	—	42mins	54.8km
Drouin	—	48mins	63.8km
Berwick	—	52mins	67.7km
Melbourne	—	84mins	114.2km
Traralgon	—	84mins	130.5km
Wonthaggi	—	30mins	40km
Phillip Island	—	34mins	41.2 km

Heritage Bay is located in Corinella, a seaside town on the eastern shore of Western Port Bay. Just 112 km south-east of Melbourne and 40km from Phillip Island, this location makes every kind of lifestyle possible.

Commute from Melbourne's CBD along the M1 and Bass Highway in less than 90 minutes, or Gippsland's Warragul and Drouin in less than an hour. Enjoy the varied coastal towns of the Bass Coast from Inverloch, San Remo or Cowes from an easy 20 minute drive.

# Corinella Town

Panoramic picturesque views of the sea and islands make Corinella Victoria's best kept coastal secret.

The site of Heritage Bay is of historic significance. The great Bunurong/Boon Warring people were the original inhabitants of the region and are the traditional owners of the land. The region is also the site of the first European settlement in Victoria and the first government building in 1826.

Heritage Bay pays homage to the history of this proud site through revegetation of quality indigenous plants using local provenance species to restore and protect its natural state.

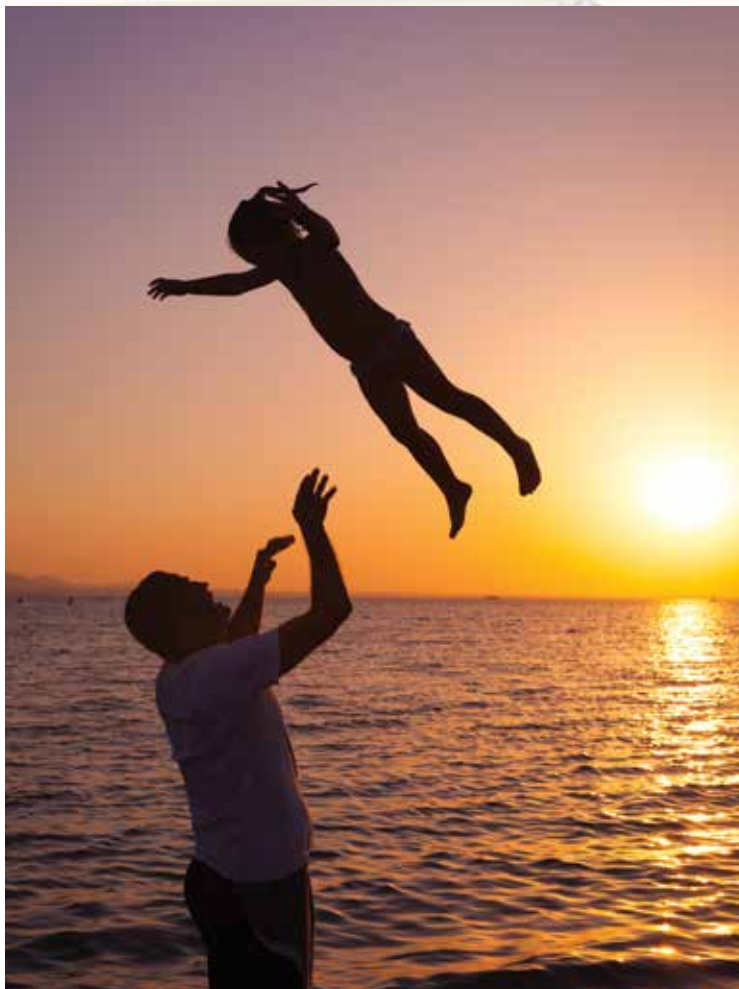






The west facing coastal aspect of Heritage Bay offers the distinct advantage of incredible sunsets across the bay. Right throughout the year, watch the sun splash colour across the water before it slowly dips into the sea.

The urban design and landscaping of Heritage Bay has been created to maximise visibility of the water with its views of French Island and beautiful sunsets.



## Find the perfect place within Heritage Bay

Whether you are building a large family home with extensive gardens, or a home on a smaller, low maintenance piece of land for holidays, to downsize or retire, choose from 106 allotments ranging in size from 311m<sup>2</sup> through to 751m<sup>2</sup>.

Premium land is available along the foreshore with sea views as well as land within immediate proximity to the local park and heritage house.



Please note it is important to acknowledge the details of each allotment may be subject to change over the course of construction and planning of the development. While these plans are accurate at the time of printing, we encourage all interested parties to contact us directly at LandGipps for the most accurate and up to date subdivision plan.



Call LandGipps on  
1300 LG LAND or  
1300 545 263  
info@landgipps.com.au  
www.heritage-bay.com.au

Contact LandGipps directly to discuss your needs. We will work closely with you to simplify and support the process of finding the land, house and builder.

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Design The View From Here TVFH.com.au  
Photography by Danae Studios, shot entirely on location at Corinella to ensure a true representation of the Bass Coast lifestyle on offer at Heritage Bay.



## Find the perfect place within Heritage Bay

Prices from \$185,000

The pace of life at Heritage Bay is anything but hurried. Its rural seaside location and the laid-back character of the region sets the tone for relaxed holidays, a peaceful retirement, a stress-free lifestyle and always, a much anticipated return home.

For sales call  
Brad Creighton 0433 321 500  
brad@landgipps.com.au  
LandGipps 1300 545 263

## LOT SIZES & FRONTAGE

Lot No.	Size	Frontage	4015	527m <sup>2</sup>	16m
4001	479m <sup>2</sup>	15m	4016	527m <sup>2</sup>	16m
4002	512m <sup>2</sup>	16m	4017	522m <sup>2</sup>	16m
4003	448m <sup>2</sup>	14m	4018	462m <sup>2</sup>	14m
4004	513m <sup>2</sup>	16m	4019	462m <sup>2</sup>	14m
4005	449m <sup>2</sup>	14m	4020	462m <sup>2</sup>	14m
4006	450m <sup>2</sup>	14m	4021	471m <sup>2</sup>	17m
4007	514m <sup>2</sup>	16m	4022	448m <sup>2</sup>	16m
4008	515m <sup>2</sup>	16m	4023	448m <sup>2</sup>	16m
4009	515m <sup>2</sup>	16m	4024	443m <sup>2</sup>	14m
4010	511m <sup>2</sup>	16m	4025	436m <sup>2</sup>	14m
4011	522m <sup>2</sup>	16m	4026	436m <sup>2</sup>	14m
4012	461m <sup>2</sup>	14m	4027	436m <sup>2</sup>	14m
4013	461m <sup>2</sup>	14m	4028	436m <sup>2</sup>	14m
4014	461m <sup>2</sup>	14m	4029	436m <sup>2</sup>	14m



## LAND BY THE SEA

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