



KINGSTON[®] *Haven*

STAGE 3

NEW LAND RELEASE

Banks Road, Ocean Grove

MASTERPLAN





Kingston Haven - Stage 3
Pricing - 23 July 2026

#Indicates corner allotments
** Indicates lots subject to fill
^^ Unit site

*Pricelist and availability are subject to change, please contact the agency for the most up to date information

Lot No.	Street	Size (m2)	Width	Price	Status
#301	Pipeline Drive	515	17m	\$532,900	Available
302	Pipeline Drive	433	14m	\$467,900	Available
303	Pipeline Drive	433	14m	\$467,900	Available
304	Pipeline Drive	386	12.5m	\$437,400	Under Contract
305	Pipeline Drive	386	12.5m	\$437,400	Available
306	Pipeline Drive	433	14m	\$467,900	Available
307	Pipeline Drive	386	12.5m	\$437,400	Available
308	Pipeline Drive	386	12.5m	\$437,400	Under Contract
309	Pipeline Drive	432	14m	\$467,900	Available
310	Pipeline Drive	386	12.5m	\$437,400	Under Contract
311	Pipeline Drive	386	12.5m	\$437,400	HOLD

ENQUIRE NOW
03 5255 0800
sales@oceangroverestate.com.au
www.oceangroverestate.com.au





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Lot No.	Street	Size (m2)	Width	Price	Status
312	Pipeline Drive	432	14m	\$467,900	Available
313	Pipeline Drive	386	12.5m	\$437,400	Under Contract
314	Pipeline Drive	386	12.5m	\$437,400	Under Contract
315	Pipeline Drive	432	14m	\$467,900	Available
316	Pipeline Drive	411	16m	\$459,900	Available
#317	Pipeline Drive	407	16m	\$455,900	Available
318	Tidal Street	448	14m	\$475,900	Available
319	Tidal Street	448	14m	\$475,900	HOLD
320	Tidal Street	476	14m	\$489,900	Available
321	Tidal Street	476	14m	\$489,900	Available
#322	Pipeline Street	509	20m	\$514,900	Available

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Lot No.	Street	Size (m2)	Width	Price	Status
323	Pipeline Drive	360	14m	\$422,900	Under Contract
324	Pipeline Drive	360	14m	\$422,900	Under Contract
#**325	Pipeline Drive	509	20m	\$514,900	Available
326	Wipeout Street	476	14m	\$489,900	Available
A	Wipeout Street	476	14m	\$489,900	N/A
328	Wipeout Street	476	14m	\$489,900	Available
329	Wipeout Street	476	14m	\$489,900	Available
#330	Pipeline Drive	509	20m	\$514,900	Available
331	Pipeline Drive	360	14m	\$422,900	Under Contract
332	Pipeline Drive	387	15m	\$437,400	Available
#333	Pipeline Drive	501	20m	\$514,900	Available

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^^ Unit site

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contact the agency for the most up to date information

Lot No.	Street	Size (m2)	Width	Price	Status
334	Ocean Grand Drive	491	14m	\$499,900	Available
335	Ocean Grand Drive	491	14m	\$499,900	Available

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STAGE 3



THESE PLANS ARE NOT TO SCALE. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY REPRESENT PLANS, THE ILLUSTRATIONS ARE SUBJECT TO CHANGE BY THE DEVELOPER AND/OR STATUTORY AUTHORITIES. THE INFORMATION INCLUDING IMAGES AND DESCRIPTIONS CONTAINED IN THE PLANS ARE ILLUSTRATIVE OR INDICATIVE ONLY AND AS SUCH SHOULD NOT BE RELIED UPON. PLEASE REFER TO THE PLAN OF SUBDIVISION AND STATUTORY DOCUMENTS FOR FURTHER DETAILS.

WELCOME TO KINGSTON HAVEN

Space to Grow, Fresh Air to Breathe

Kingston Haven is Ocean Grove's newest community, offering the perfect blend of coastal charm, family friendly-living, and everyday convenience.

With 34 lots available in Stage 3, this exciting new development is your opportunity to build your dream home in a peaceful, well-connected neighbourhood just minutes from the beach.

Located on Banks Road, Ocean Grove, Kingston Haven offers easy access to local schools, essential services, and recreational facilities, all while enjoying the natural beauty and tranquility of the Bellarine Peninsula.

KEY FEATURES

- 34 Lots in Stage 3
Ranging from 360sqm to 515sqm
- Park in close proximity
- Playground and reserve now open for the community to enjoy
- Expected Titles, Q4 2026



OUR COMMUNITY



A Place to Grow and Thrive

PARKS, PLAYGROUNDS AND OPEN SPACE

Kingston Haven is designed for families to enjoy an active, connected lifestyle. At the heart of the community is a newly opened playground and open reserve, providing a central place for residents to gather, connect and grow. The playground features slides, swings, monkey bars, a climbing wall and plenty of open space for kids to run and play — creating a vibrant hub for families to enjoy every day.”

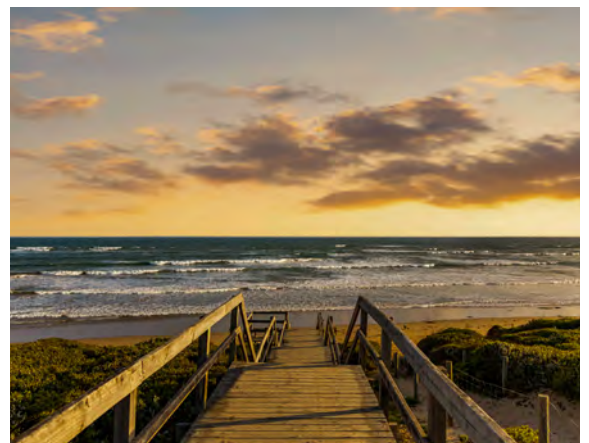
Haven

COASTAL LIVING MEETS EVERYDAY CONVENIENCE

Ocean Grove offers everything you need right at your doorstep. Kingston Haven is within easy reach of:

- Local schools, making school drop-offs a breeze
- Shops and services, including supermarkets, medical centres, and specialty stores
- Cafés, restaurants, and recreational facilities for weekend fun and dining out

Kingston Haven is just 2.5km from Ocean Groves popular surf beaches, giving you the chance to embrace the coastal lifestyle you’ve always wanted.



OUR COMMUNITY

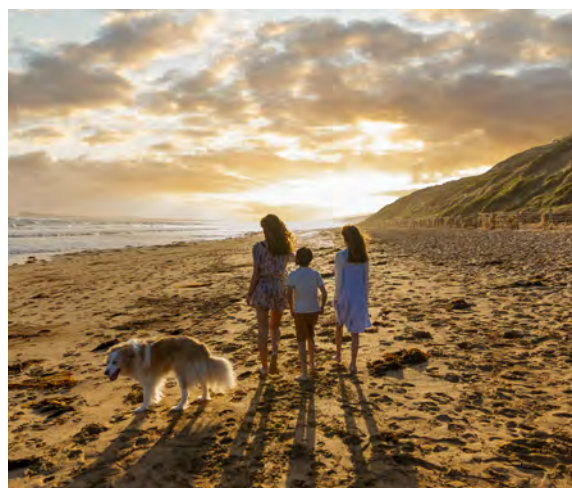


Find the Perfect Lot for Your New Home

LOT SIZES TO SUIT EVERY LIFESTYLE

Stage 3 features 34 affordable and accessible lots, offering plenty of options for homebuyers. Whether you're looking for a quiet street or a park frontage lot there's something for everyone at Kingston Haven.

With titles anticipated in Q4 2026, now is the perfect time to secure your lot and start planning your future home in Kingston Haven.



PREFERRED BUILD PARTNERS



metricon



Build Your Dream Home with Exclusive Savings

At Kingston Haven, we understand that building your dream home is a personal journey. That's why we've partnered with a select group of trusted builders to offer exclusive benefits through our Preferred Build Partner Program. While you're free to choose any builder and design that suits your needs, our Preferred Build Partners provide offers available only to Kingston Haven purchasers.

Exclusive Offers with Preferred Build Partners

Eligible purchasers can enjoy significant savings, including:

- \$30,000 Stage 3 Land Rebate for purchasers building with a Preferred Build Partner.
- An additional \$15,000 Promotion offer from participating builders.
- \$5,000 Garden Bonus

Our Preferred Build Partners:

- Metricon Homes
- Simonds Homes
- Orbit Homes
- Geelong Homes
- Fairhaven Homes
- Hudson Ridge Builders

Flexible Process with Freedom of Choice

Step 1: Secure Your Lot

Choose from 34 lots in Stage 3. A \$20,000 deposit is required to secure your lot. Contact Ocean Grove Real Estate to get started on your lot selection and contract of sale.

Step 2: Explore Your Builder Options

You have the freedom to choose any builder for your new home. Should you decide to select one of our Preferred Build Partners, you'll gain access to exclusive savings and incentives.

Step 3: Submit Your Unconditional Build Contract

To qualify for the \$30,000 Stage 3 Rebate, sign an unconditional build contract with a Preferred Build Partner and submit it to our legal representatives within 90 days of signing your land contract

Further information and instructions can be provided by Ocean Grove Real Estate or the developer.

Step 4: Rebate Applied at Settlement

Once your contract is verified, the \$30,000 rebate will be applied at settlement of your new lot, offering you substantial savings.

Step 5: Build and Move In

With titles expected in Q4 2026, there's ample time to collaborate with your builder and plan your future home in Kingston Haven's growing community.

PREFERRED BUILD PARTNERS

metricon

Discover the Metricon difference. With over 45 years of experience building dream homes, Metricon combines innovation and elegance to deliver designs that suit every lifestyle. Explore our stunning range of homes, each crafted with meticulous attention to detail and premium finishes. Your perfect home awaits with Metricon.

Rob Roszbach | 0406 632 945
metricon.com.au



Building your future, today. Simonds Homes brings a legacy of trust, quality, and affordability to every project. With flexible designs and exceptional craftsmanship, we help families create spaces they'll love for years to come. Experience the ease of building with Simonds.

Bec Delaforce | 0400 486 098
simonds.com.au



At Fairhaven Homes, we believe your home should reflect your lifestyle — not the other way around. With flexible floorplans, stylish inclusions and a commitment to making the building journey simple and stress-free, we're here to help you feel at home every step of the way. Discover the Fairhaven difference designed for real living.

Julian Rullo | 0476 812 118
fairhavenhomes.com.au



Geelong Homes builds quality, affordable homes designed for the local lifestyle. With a focus on craftsmanship, transparency, and personalised service, we make the building process easy and build every home like it's our own. Build local, live local with Geelong Homes.

Chris Dooling | 0458 007 776
geelonghomes.com.au



Since 1979, Orbit Homes has been building premium homes for Australian families with a commitment to quality and care. Every home is crafted with the same dedication as if it were for their own family. With over 45 years of experience, Orbit Homes continues to help people turn their dream homes into reality. Experience the difference of being part of the Orbit Homes family.

James Hill | 0458 588 078
orbithomes.com.au



Hudson Ridge Builders are multi award-winning custom home specialists. Our expert designers and skilled tradespeople work together to bring your vision to life with precision, care, and flexibility. With tailored solutions and a commitment to craftsmanship, we build your dream home with passion, expertise, and true design freedom.

Kara Leckie | 0483 889 577
hudsonridge.com.au

TERMS & CONDITIONS

Background

1. These terms and conditions apply to the Builder Partner Rebate Promotion ("Promotion") offered by Shell Road Development Pty Ltd ACN 007 305 679 ("Vendor").
2. The Promotion applies to all lots included in "Stage 3" at Kingston Haven, Ocean Grove, being lots 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 328, 329, 330, 331, 332, 333, 334 and 335 on plan of subdivision no. PS927789G ("Eligible Lots") for which the purchaser enters into:
 - a. a Purchase Contract; and
 - b. an unconditional building contract with any of the following builders to construct a dwelling on the Eligible Lot:
 - i. builders trading as Metricon Homes, Simonds Homes, Orbit Homes, Geelong Homes, Hudson Ridge or Fairhaven Homes; or
 - ii. any other builder that the vendor approves in writing from time to time, ("Builder Partner"), in accordance with these terms and conditions.
3. The Promotion commences at 9.00am on May 1 2026 and ends at the earlier of:
 - a. 5.00pm on 1 May 2027; and
 - b. the time and date on which contracts have been entered into for all Eligible Lots ("Promotion Period").
4. Under the Promotion, subject to the purchaser satisfying the Eligibility Requirements, the purchaser will be entitled to a rebate of \$30,000 (inclusive of GST) at settlement ("Rebate") if the purchaser enters into a contract to purchase an Eligible Lot during the Promotion Period.
5. By participating in the Promotion, the purchaser agrees to be bound by these terms and conditions. Purchasers must comply with these terms and conditions to participate in the Promotion.

Promotion Eligibility Requirements

6. A purchaser of an Eligible Lot will be entitled to the Rebate under this Promotion if:
 - a. the purchaser:
 - i. during the Promotion Period, enters into a contract with the Vendor to purchase an Eligible Lot, the contract of which will contain the special condition in Annexure 1 of these terms and conditions ("Purchase Contract");
 - ii. within 90 days of the day of sale of the Purchase Contract, enters into an unconditional building contract with a Builder Partner to carry out the construction of a dwelling on the Eligible Lot ("Building Contract"), and provides evidence to the Vendor's satisfaction that it has complied with this requirement including that it has paid the deposit under the Building Contract;
 - iii. has complied with all terms of the Purchase Contract; and
 - iv. effects settlement of the Purchase Contract on the due date; and
 - b. the Building Contract has not been terminated at settlement.
7. The Rebate will be adjusted in favour of the purchaser at settlement of the Purchase Contract, and results in a reduction of the balance of the purchase price payable by the purchaser at settlement. For the avoidance of doubt, the Rebate is not a payment made to the purchaser and cannot be applied to reduce the deposit payable by the purchaser or any other sum pursuant to the Purchase Contract.
8. The Purchase Contract will state that the price of the Eligible Lot is the full price, not taking into account the Rebate. For example, if the price of an Eligible Lot (not taking into account the Rebate) is \$360,000, the Purchase Contract shall provide that the price is \$360,000. If for any reason the purchaser does not qualify for the Rebate (for example, by not effecting settlement on the due date under the Purchase Contract) the purchaser will be required to pay the price in the Purchase Contract and will not receive the Rebate.

TERMS & CONDITIONS

9. Only one Rebate may apply, per Eligible Lot. The Rebate does not apply per purchaser if there are multiple purchasers under a Purchase Contract.
10. If a purchaser (or, if there are multiple purchasers, any one of them) purchases more than one Eligible Lot for which the Rebate applies (whether or not it has been paid or applied with respect to that other Eligible Lot), then the purchaser shall only be entitled to the Rebate for one Eligible Lot (which will be determined by the Vendor).
11. The Rebate is personal to the purchaser, and is not transferable to a nominee or later purchaser of the Eligible Lot.

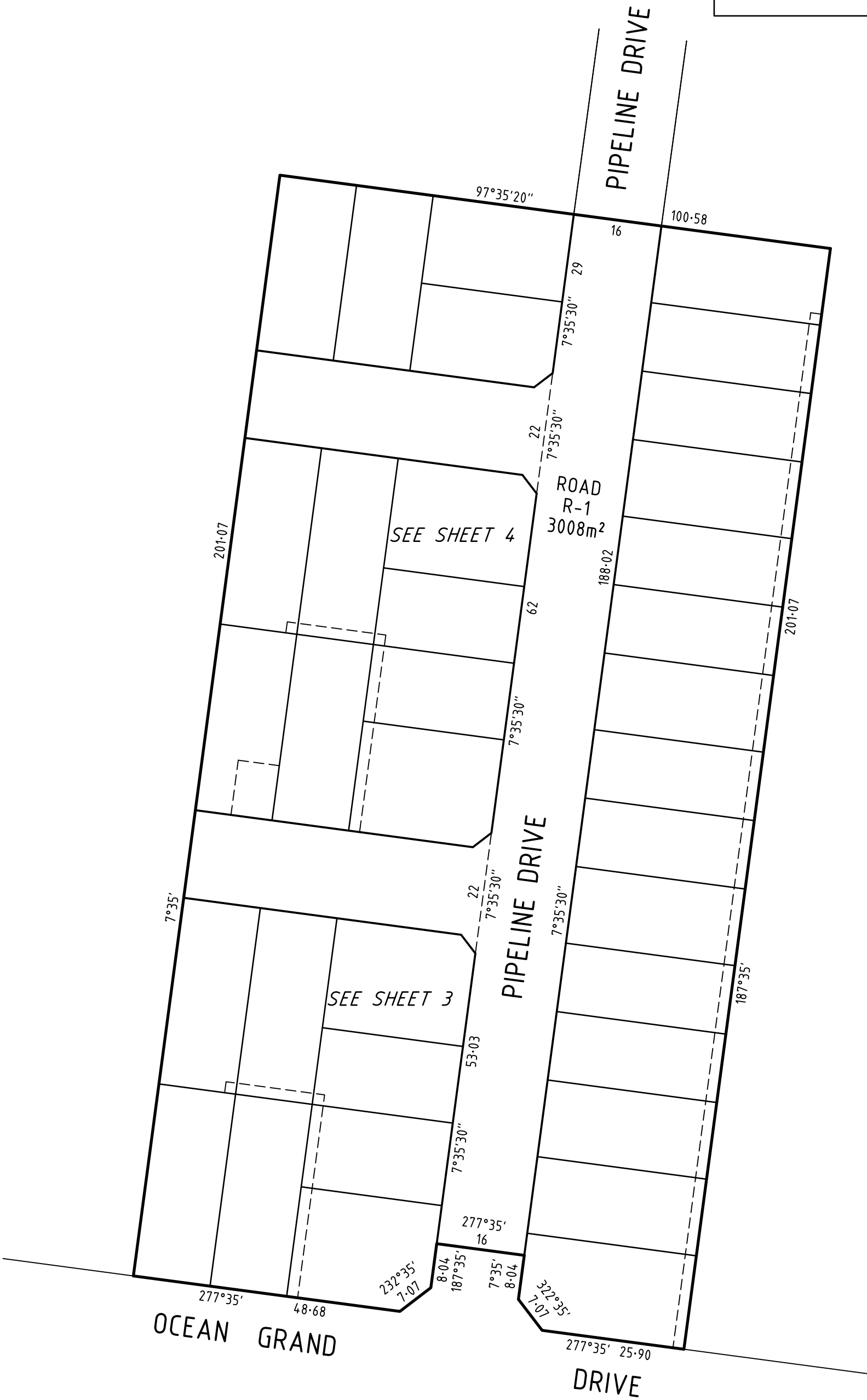
General provisions

12. This Promotion cannot be used in conjunction with any other promotion, offer or campaign promoted by the Vendor (other than to the extent that a promotion, incentive or benefit is referred to in the Purchase Contract).
13. The sale of an Eligible Lot will be subject to the conditions of the Purchase Contract. To the extent of any inconsistency between these terms and conditions and the Purchase Contract, the terms of the Purchase Contract prevails.
14. To the full extent permissible by law, the Vendor (including the Vendor's related entities, employees, contractors, agents and servants) is not liable to any purchaser for any direct, indirect, consequential, exemplary, incidental, special or punitive damages arising out of or in connection with the purchaser's participation in this Promotion.
15. Failure by the Vendor to enforce any of its rights under these terms and conditions or a Purchase Contract does not constitute a waiver of those rights.
16. The Vendor reserves the right to vary the terms of, or cancel, the Promotion at any time without notice.
17. These terms and conditions are governed by the laws of Victoria.

Privacy Collection Statement

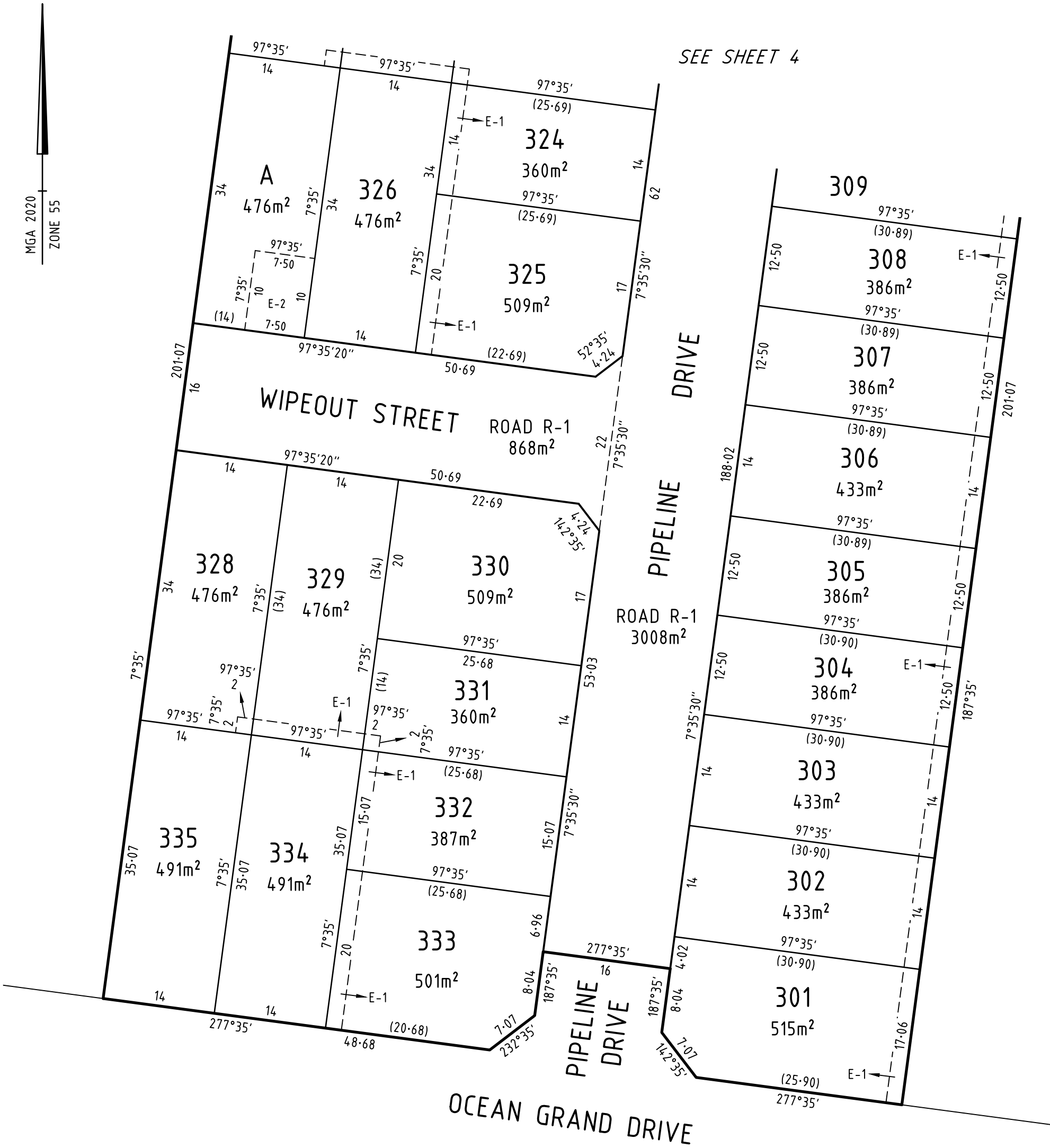
18. The Vendor will collect and use the purchaser's personal information for the purposes of:
 - a. conducting the Promotion (which may include disclosure to Builder Partners and/or third parties for the purpose of processing and conducting the Promotion) and for promotional purposes, public statements and advertisements in relation to the Promotion; and
 - b. research to improve its products and services.
19. By participating in the Promotion, the purchaser consents to the use of their personal information as described in clause 18.
20. Any personal information relating to the purchaser will be used solely in accordance with current Australian data protection and privacy legislation, and in accordance with the Vendor's privacy policy available at <https://www.kingstonoceangrove.com.au/privacypolicy/>.
21. Purchasers may access, change, opt out and/or update their personal information in accordance with the Vendor's privacy policy.

PLAN OF SUBDIVISION			EDITION 1		PS927789G	
LOCATION OF LAND PARISH: BELLARINE TOWNSHIP: SECTION: 18(3) CROWN ALLOTMENT: 6 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 12646 FOL 037 LAST PLAN REFERENCE: LOT D ON PS912166E POSTAL ADDRESS: 32-40 OCEAN GRAND DRIVE (at time of subdivision) OCEAN GROVE 3226 MGA 2020 CO-ORDINATES: E: 286 280 ZONE: 55 (of approx centre of land in plan) N: 5 763 300						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		Lot 327 has been excluded from this plan			
ROAD R-1	CITY OF GREATER GEELONG					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PP-1495-2018 This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	DRAINAGE	2	THIS PLAN	CITY OF GREATER GEELONG		
E-2	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	CITY OF GREATER GEELONG		
KINGSTON HAVEN ESTATE - STAGE 3 (34 LOTS)				AREA OF STAGE - 1.999ha		
 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au		SURVEYORS FILE REF: 323452SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Licensed Surveyor: Lyall Murray Timms Version: 8				



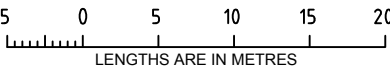
SURVEYOR'S FILE REF: 323452SV00	SCALE 1: 750	7.500.7.51522.530 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
spiire 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au	Licensed Surveyor: Lyall Murray Timms Version: 8			

SEE SHEET 4



SURVEYOR'S FILE REF: 323452SV00

SCALE 1: 500



ORIGINAL SHEET SIZE: A3

SHEET 3



10 Moorabool Street
PO Box 4032
Geelong Vic 3220
T 61 3 5249 6888
spiire.com.au

Licensed Surveyor: Lyall Murray Timms
Version: 8



SEE SHEET 3

SURVEYOR'S FILE REF: 323452SV00	SCALE 1: 500	505101520 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
spiire 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au	Licensed Surveyor: Lyall Murray Timms Version: 8			

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

The following restrictions are to be created upon registration of this plan.

Restriction A

Upon the registration of this plan the following restriction is to be created:

Land to benefit: Lot 301 to 335 (all inclusive) on this plan.

Land to be burdened: Lot 301 to 335 (all Inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered properietor of any burdened lot on this Plan of Subdivision must not use or develop the burdened lot other than on accordance with the provisions recorded in the Memorandum of Common Provision (MCP) with dealing number AA011119

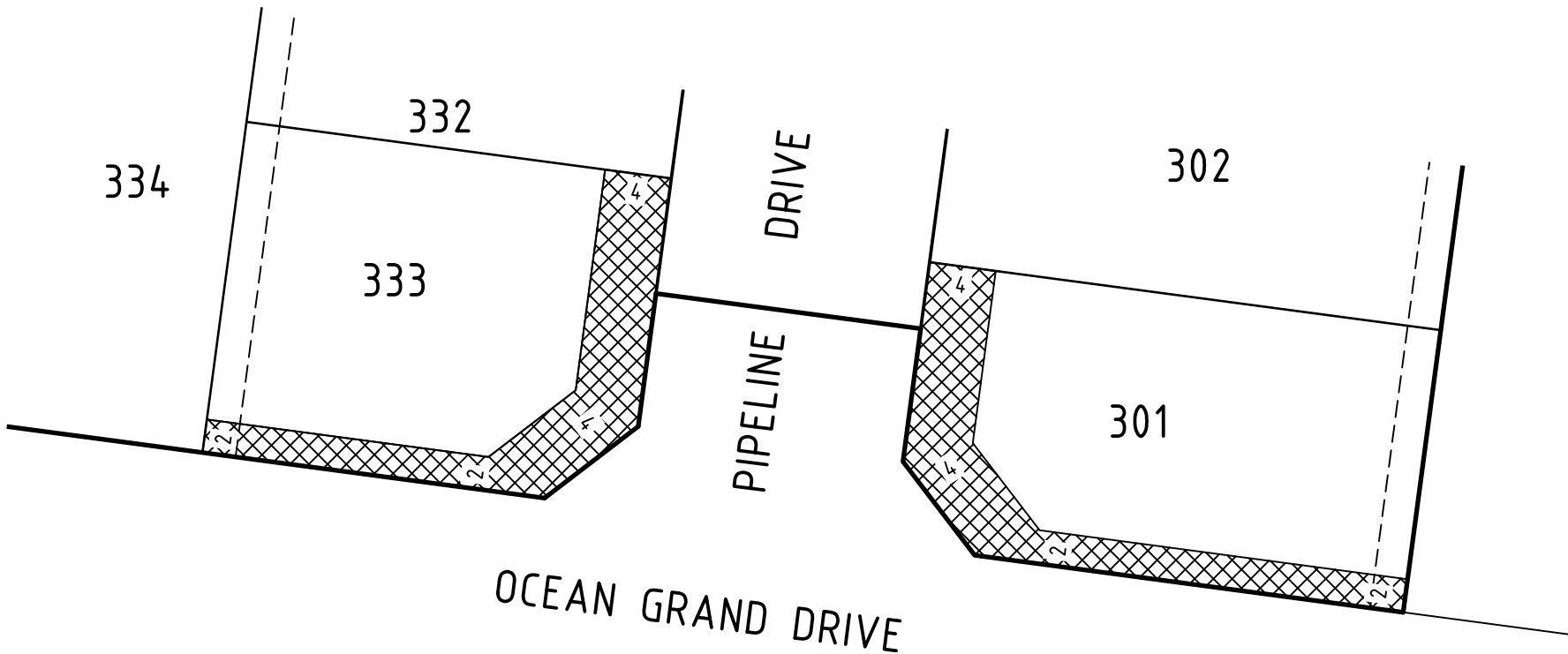
The provisions of the said MCP are incorporated into this Restriction.

Restriction B

Upon the registration of this plan the following restriction is to be created:

Land to to be burdened	Land to benefit
333 301	332 & 334 302

Description of Restriction:
Building shall not be located in the area shown thus  in the diagram below, except for encroachments expressly permitted under the Building Regulations 2018 (VIC) or any subsequent regulations.



Restriction C

Upon the registration of this plan the following restriction is to be created:

Land to benefit: Lots 301 to 335 (all inclusive) on this plan.

Land to be burdened: Lots 315, 316, 318 & 319 on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of the burdened lot must not:

- 1. Build or permit to be build any building(s) that does not provide 1.0 metre clear horizontal access down the entire length of at least one side boundary of the lot, for the purpose of access to sewer by Barwon Water.

Restriction D

Upon the registration of this plan the following restriction is to be created:

Land to benefit: Lots 301 to 335 (all inclusive) on this plan.

Land to be burdened: Lots 301, 317, 322, 325, 330 & 333 on this plan

Description of Restriction:

The owner of the burdened lot on this plan shall not construct or permit to be constructed any dwelling other than a single storey dwelling, having a maximum building height no greater than 5.8 meters above natural ground level.