

# SARATOGA

APARTMENTS

Contemporary  
apartment  
living within  
the vibrant and  
active residential  
community  
of SARATOGA,  
Point Cook.







# A celebration of comfort and style.

Saratoga Apartments: Artist Impression

The enduring vision for Saratoga Point Cook has been to provide modern, forward-thinking and creative residential opportunities for those that know and appreciate quality.

Saratoga's latest and final residential offering, Saratoga Apartments, is no different – with 16 sophisticated low-rise homes now available within this sought after residential community.

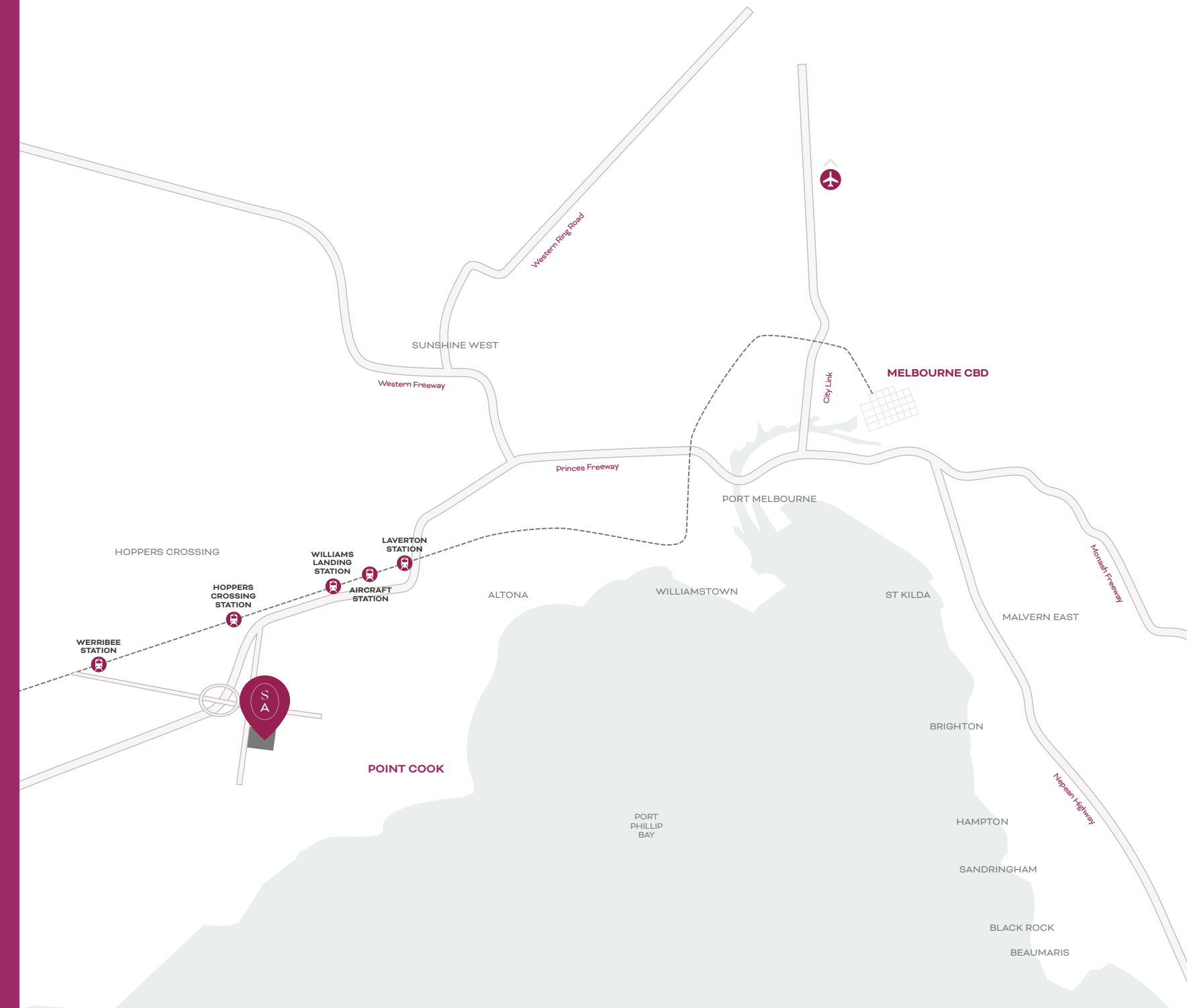
Reflecting architecture in keeping with the established homes and inspiring lifestyle facilities

found within the community, Saratoga Apartments present stylish yet practical apartment living. Even better, these homes enjoy all the lifestyle benefits that come with living in the Saratoga community.

Including exclusive, residents-only access to an indoor swimming pool, lounge and gym as well as easy access to established parks, gardens, bike paths and nature trails that thread their way through Saratoga's public realm.



# It's all about LOCATION.



Located only 25 kilometres southwest of Melbourne's Central Business District, Saratoga Apartments enjoy an easy connection to public transport services and major road networks.

Indeed, getting to work or away from home could rarely be more straightforward with the Sneydes Road interchange providing access to the Princes Freeway and onwards to the City, Geelong or Airport with comfort.

While those that rely on public transport will find bus and rail services are located close by, including Hoppers Crossing, Laverton, Aircraft and Williams Landing railway stations.



The best of the West.  
 Enjoy all the convenience  
 of Melbourne's established  
**WESTERN SUBURBS.**



Specialty Store, Point Cook

A Saratoga life means you are well-positioned to enjoy the very best of Melbourne's Western suburbs. On the weekends you can explore the historic maritime township of Williamstown, which is home to some of Melbourne's best eateries, and enjoys spectacular views over the Port Phillip Bay to the city skyline.

Wine enthusiasts can discover new wines in the semi-rural ambience of Shadowfax Winery and Vineyard. Or you can experience the iconic sights and attractions close by such as those at Werribee Park Mansion, Victorian State Rose Gardens and Werribee Park Zoo.

And being a part of one of the fastest-growing regions in the country, the West is enjoying ongoing improvements and investment in new road and transport infrastructure, community services and neighbourhood amenity.



Anchorage Marina, Williamstown



Nelson Place, Williamstown



Local Cafe, Point Cook



# Local amenities.



Point Cook has all the amenities you would expect to find within this well-established residential community.

Saratoga is only moments away from the vibrant town centre of Point Cook. Here you will find everything you need for day-to-day living from fashion, homewares, and accessories to fresh food, café and dining experiences.

A focal point for the community, the town centre is home to a selection of major retail tenancies such as Coles, Woolworths and Rebel Sport as well as an eclectic mix of over 120 speciality stores.

Point Cook offers a wide choice of education facilities, access to a wealth of local sports clubs and recreational amenities, a golf course, health and medical services and opportunities to connect with nature, with the Point Cook Coastal Park recognised as one of the worlds top places for observing migrating birdlife.



Apartment owners can enjoy all the benefits of Saratoga's vibrant and active **LIFESTYLE PRECINCT.**



Saratoga's Lifestyle Precinct is the heart beat of the Saratoga community.

Apartment owners have exclusive access to Saratoga Club, a multi-million-dollar recreation and community centre that celebrates health and well-being in all its forms.

Located only a short walk, run or ride from your new apartment, here you can start your day with a swim in the private indoor swimming pool or get your heart racing as you work-out in the comfort and privacy of your own private gym.

<sup>1</sup> Rec Centre Exterior  
<sup>2</sup> Rec Centre Interior  
<sup>3</sup> Saratoga Gym





# Enjoy first class facilities for health, community connection and well-being.



The Saratoga Club's lifestyle precinct features:

- A state-of-the-art club facility
- Member's lounge
- Private gym and fitness facilities
- A heated indoor swimming pool
- Outdoor pool deck
- Children's splash pad
- Childcare centre

<sup>1</sup> Rec Centre Swimming Pool

<sup>2</sup> Saratoga Childcare Centre



Saratoga Apartments are also connected to beautiful parkland and garden spaces, which provide residents with hectares of green, open space for healthy outdoor living.

Threading right through the centre of the Saratoga community are spectacular water-gardens and a linear ribbon park which features a collection of large-scale urban totems. While shared pedestrian and cycling paths and a series of footbridges and water crossings provide a leisurely link to Saratoga's main park.

<sup>3</sup> Saratoga Parkland

<sup>4</sup> Saratoga Foot-bridge

Saratoga's Main Park features:

- A basketball half-court
- A covered barbecue area
- Children's playgrounds and play equipment
- A natural grassed amphitheatre
- Bike tracks and walking trails
- Landscaped gardens
- Established native habitat





Saratoga Apartments: Artist Impression

## City style meets lifestyle.

With a thoughtfully crafted and contemporary facade, Saratoga Apartments are an elegant and purposeful addition to the established streetscape of the Saratoga Community.

Reflecting an architectural style in keeping with the established townhomes and inspiring lifestyle facilities found within the community, Saratoga

Apartments present purchasers with stylish, convenient and practical low-rise apartment living.

Contrasting materiality, a pop of colour and the softening effects of front landscaping contribute to a visually appealing exterior that speaks of warmth, permanence and a considered integration with the neighbourhood surrounds.







Kitchen: Artist Impression

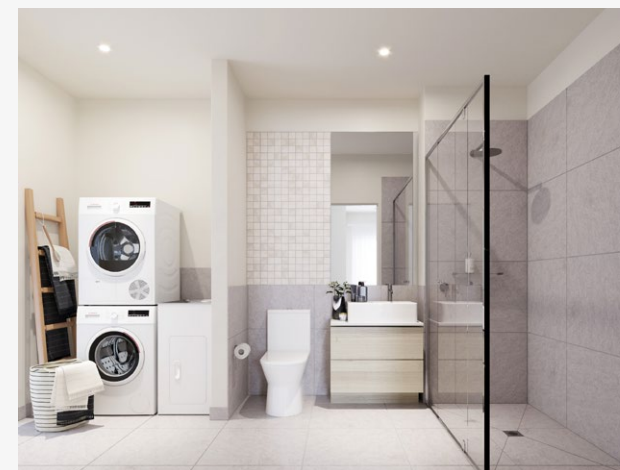


Living Space: Artist Impression

## A statement of quality and style.

These two-bedroom residences are a showcase of intelligent interior design with calm, light-filled living spaces and open, stylish and well-appointed kitchens as elegant as they are functional in their design.

Careful curation of the interiors sees a rich palette of beautiful finishes, such as stone quartz benchtops, feature tiles and the warm natural tones of wooden floorboards, married together to make a timeless statement of quality and style.



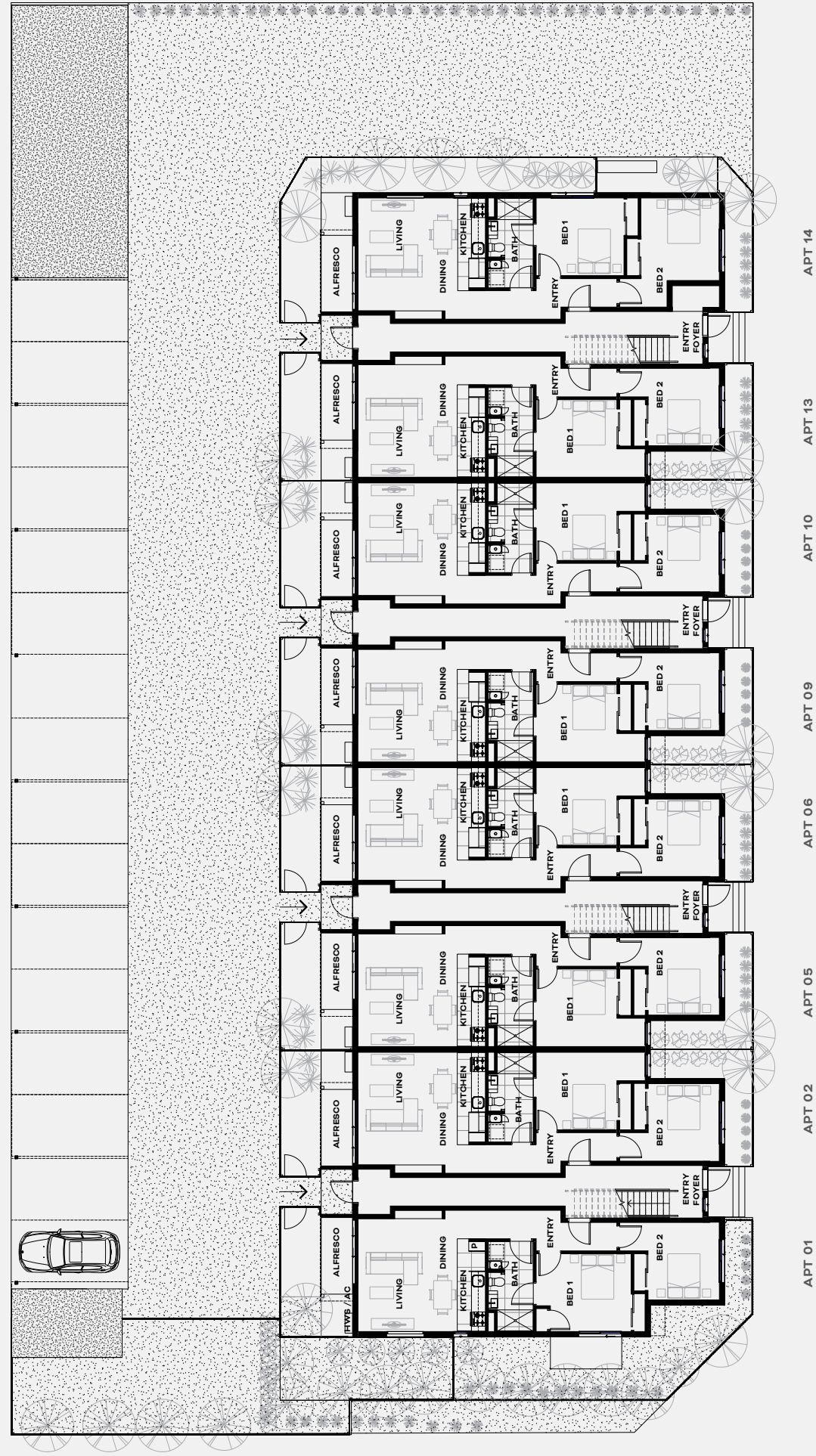
Bathroom: Artist Impression

Saratoga Apartments are completed with quality European style kitchen appliances, quality fixture and fittings, innovative storage solutions, expansive windows, private outdoor spaces, and will obtain a minimum 6-Star energy rating.

These are quality residences that have all the familiarity of a home while still retaining the ease of low maintenance lock-and-leave apartment living.



# Ground Floor



APT 14

APT 13

APT 10

APT 09

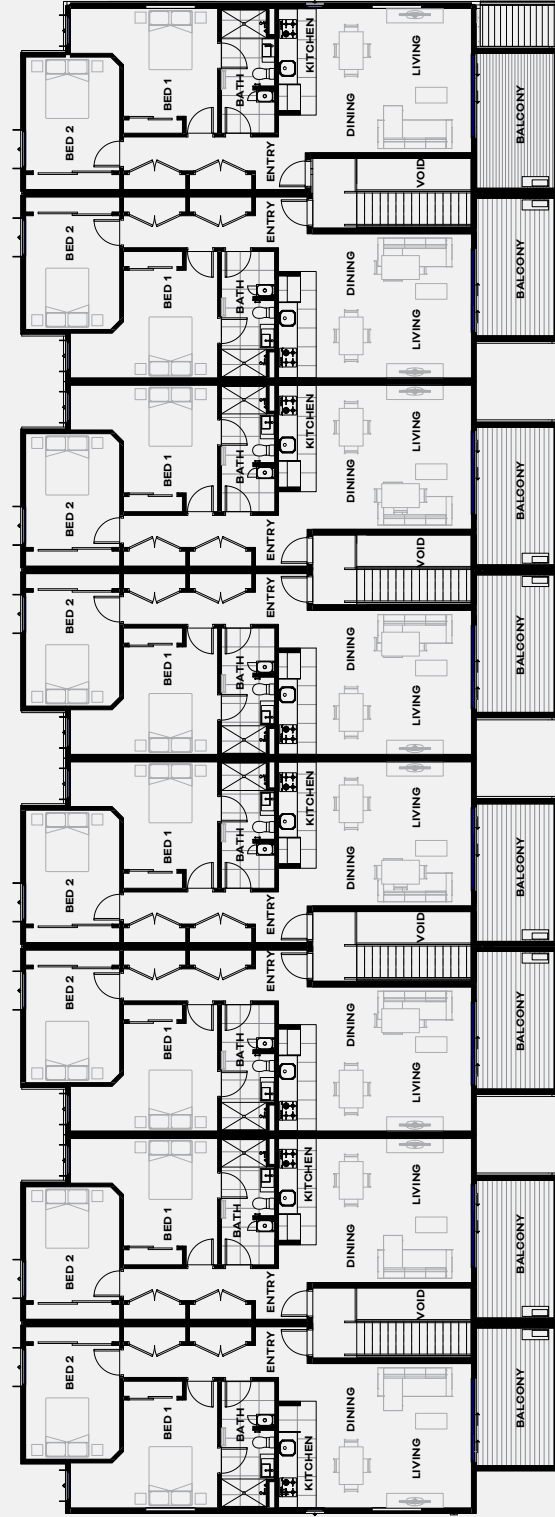
APT 06

APT 05

APT 02

APT 01

# First Floor



APT 03

APT 04

APT 07

APT 08

APT 07

APT 08

APT 11

APT 12



# Features & Inclusions

Saratoga Apartments has quality inclusions as standard with the opportunity for upgrades to match your lifestyle and interior design ambitions.

## KITCHEN

- Quality European style kitchen appliances:
- Stainless steel semi-integrated dishwasher
- 600mm gas cooktop, 4 hob burner
- Electric oven
- Fully concealed externally ducted rangehood unit
- 20mm Quartz stone bench tops
- Laminate finish to kitchen cabinetry with soft close drawers

## BATHROOM

- Abey Gareth Ashton double towel rails and toilet roll holders
- Abey Gareth Ashton Lucia basin mixer to surface mounted vanity basin
- Abey Park Avenue duel flush soft close toilet
- Abey Gareth Ashton Lucia shower/bath mixer and showerhead
- 20mm quartz stone benchtop
- Laminate finish to cabinetry
- Polished edge mirrors above vanity
- 600mm x 600mm floor and wall tiles
- Vanity unit with basin
- Semi-frameless, glass shower screens

## INTERIOR FINISHES

- Ceiling heights: 2700mm to living area, 2550mm to non-living
- Engineered Oak timber flooring finish to living areas
- Carpet to bedroom areas
- Porcelain floor tiles to wet areas
- Vertical skylight to first floor apartments

## ELECTRICAL AND HEATING

- Clipsal iconic double power points, light switches and downlights throughout
- Exhaust fans to bathroom and laundry
- RCD safety switches
- Smoke detectors
- 2x 'free to air' TV, 2x data and 2x phone points
- Wired for high speed fibre to the home
- Gas ducted heating to living areas
- Gas Instantaneous Hot Water System

## LAUNDRY

- 45 litre stainless steel laundry tub
- Abey mix master sink mixer
- Ceramic 600mm x 600mm floor and skirting tiles. Wall tiles above laundry tub

## EXTERNAL FINISHES

- Colourbond and/or Zincalume roofing
- Powder coated aluminium window frames
- Aluminium fly screens to openable windows

## EXTERIOR DETAILS

- 1.5m high paling fence between ground floor apartments
- 1.5m high timber batten fence to laneway.
- Exposed aggregate concrete footpaths and steps
- Carport with 3m<sup>2</sup> over bonnet storage

## SUSTAINABLE DESIGN ELEMENTS

- Minimum 6 Star Energy Rating
- Energy efficient LED downlights throughout
- Low VOC interior wall paints
- 3 Star WELS showerhead
- 4 Star WELS tapware

## COMMUNAL FACILITIES

- 72m<sup>2</sup> Community garden
- Bicycle parking area

## FIXING, FITTINGS AND SURFACES

- Including single or double blinds, screen door, security door and alarm, bathroom wall tiles and tapware.



# About Wolfdene

Creating a new home is an exciting experience.

We share that excitement and we aim to create places where people live the lifestyle they aspire to. We see ourselves as a new generation of property developer learning from what has been created in the past to deliver neighbourhoods that suit the way people want to live today.

Our communities are carefully considered in their design, architecture and site-specific urban planning to engage residents and foster interaction. Our constant challenge is to ensure a Wolfdene neighbourhood you look forward to coming home to.



# Upgrades

## KITCHEN PACKAGE UPGRADES

- ILVE Kitchen Appliances Upgrade
- Tapware, splashback, sink and island bench

## AIR CONDITIONING UPGRADES

- Fully ducted cooling throughout
- Ceiling fans to bedroom



PROPERTY

Grassbird Drive,  
Point Cook, Vic 3030

ENQUIRIES

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