



SARATOGA TOWNHOUSES

*Presenting contemporary
townhouse living in a
wonderful park side position
within the exclusive Saratoga
Point Cook community.*



YOUR ESCAPE FROM THE EVERYDAY

—
*Welcome to
Saratoga,
Point Cook.*



From the moment you travel down the beautifully landscaped boulevard, it will become apparent that this is an address for those that know and appreciate quality.

Offering an enviable modern lifestyle, Saratoga is a place where carefully planned home sites have been designed around

quite tree-lined streets, and distinctive parks and gardens.

It's a place where you can relax and unwind in the comfort of your new home or socialise with your friends and neighbours.

For those that like to stay fit and healthy, Saratoga provides residents with opportunities to get their

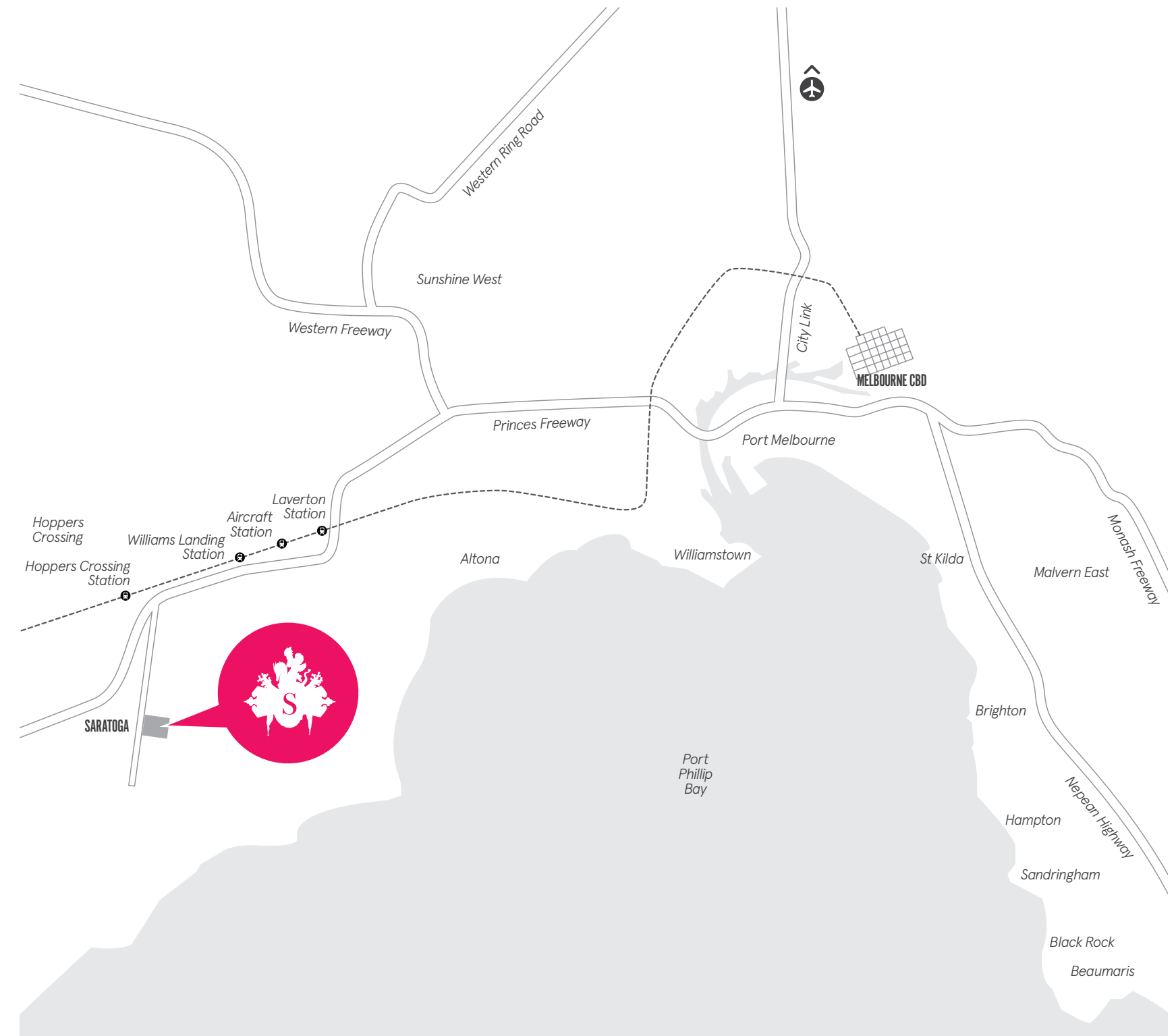
hearts racing with a state-of-the-art gym, a basketball half court, bike tracks, running trails and an indoor swimming pool.

In a world that is becoming increasingly hectic, Saratoga is your escape from the everyday.



IT'S ALL ABOUT LOCATION

—
One of Melbourne's most sought after locations.



Saratoga is located only 25 kilometres southwest of Melbourne's Central Business District via the Princes freeway.

It is well-served by major road networks and public transport, including bus and rail services located close by, including the Hoppers Crossing, Laverton, Aircraft and Williams Landing railway stations.



LOCAL AMENITIES

And The East Werribee Precinct.

Saratoga is a home that offers all the seclusion of a private retreat, yet is only moments from the vibrant town centre of Point Cook.

The town centre is a focal point for the Point Cook community, providing the convenience of major retail tenants and over 120 specialty stores, which include an eclectic mix of fashion, home wares, accessories, fresh food, café and dining options.

Point Cook offers upwards of ten quality schools, a wealth of sports and recreational facilities, and all of the infrastructure that you expect within a well-established residential community.

Amenities in and around Saratoga will be further enhanced, with recent announcements by the State Government of Victoria to develop the East Werribee Precinct,

including a grand boulevard designed to rival Melbourne's other premier boulevards, such as St Kilda Road and Royal Parade.

Office developments, high-end research and technology areas, a town centre, and an education and health care centre have all been announced for the East Werribee Precinct.

- Schools / University
- Library
- Child Care
- Shopping Centre
- Parks
- Recreation
- Train Station
- Bus Route (416)
- Hospital / Medical Centre



ADVENTURE AFIELD



Anchorage Marina, Williamstown.



Nelson Place, Williamstown.

For the weekends, there is the historic maritime township of Williamstown to explore.

Here you will find some of Melbourne's best waterfront eateries housed within beautiful buildings and breathtaking views of the city skyline.

For wine enthusiasts, there are new wines to discover in either the semi-rural ambience of

the Shadowfax Winery and Vineyard, or in the relaxed and refined surrounds of the Mansion Hotel and Spa.

Nature lovers will appreciate the excitement of Werribee's Open Range Zoo and the grassroots experience of the fragile ecology of the Cheetham Wetlands, which is home to hundreds of different bird species.







MODERN: FAMILY

Saratoga's lifestyle precinct forms the heart of the Saratoga community.

Whatever the season or your mood, life at Saratoga can be as simple as relaxing in the open, green spaces of our

local park, as social as catching up with friends and family over a glass of fine wine and tapas at Saratoga's café/wine bar, or as active as a morning swim in Saratoga's indoor swimming pool after dropping off your children

at Saratoga's professionally managed child care facility - all located within the grounds of our new community.

In a fast paced and hectic world, Saratoga is your sanctuary.





Saratoga Recreation Centre: Artist impression.

Designed with your family and the environment in mind, Saratoga's multi-million dollar recreation and community centre celebrates health and wellbeing in all its forms, and is home to a fully-equipped state-of-the-art gym, indoor swimming pool and outdoor toddlers pool.

Only a short walk, run or ride from your home, this space provides you with the opportunity to work-out in the comfort and privacy of your own recreational facility, whilst floor to ceiling windows make the most of Saratoga's surrounding parkland.

Once your exercise is complete, make time to enjoy Saratoga's modern, relaxed, family friendly café and wine bar.

Capturing the tradition of Melbourne's inner city coffee culture and dining experience, the café and wine bar offers residents a casual dining experience, where you can sit back and socialise with friends and family over a glass of fine wine and a delicious tasting plate.

In summer, the dining room areas will embrace the outdoors, opening out to an alfresco style terrace

and manicured lawn area; the perfect place to host a cocktail party, celebrate a special family occasion or enjoy a private dining experience.

The Recreation and Community Facilities will feature:

- Architecture and Design by SJB Architects
- Private gym
- An indoor and outdoor swimming pool
- Childcare centre
- Café/wine bar
- Multi-purpose function venue
- Functional outdoor meeting areas



Saratoga Lifestyle Precinct: Artist impression.

PARKS & GARDENS: EXTEND YOUR OUTDOORS

—

Many of the homes within Saratoga's townhouse collection are perfectly positioned to enjoy front-door access to Saratoga's main parkland space.



Saratoga Water-Gardens: Artist impression.

Saratoga has designed beautiful parkland and garden spaces to provide residents with hectares of green, open space for healthy outdoor living.

Running through the centre of Saratoga is a spectacular water-garden and ribbon park, which features large-scale urban artworks and a series of footbridges, which provide

a direct connection over the waterway to Saratoga's recreational precinct, café and childcare facilities. Here you can ride a bike, take a leisurely walk or relax and lie back with a book on the manicured lawns which line the banks of this naturally-landscaped wetland habitat.

WHERE YOUR OUTDOORS ARE EVEN GREATER

Many of the homes within Saratoga's townhouse collection are perfectly positioned to enjoy front-door access to Saratoga's main parkland space.

Allowing residents to enjoy the park as if it were their own backyard; here friends, family and neighbours will shoot hoops on the basketball half court, backyard cricket

matches will break out on the central lawn, and the air will fill with the laughter of small children playing and the smell of perfectly cooked sausages from the communal barbecue.

All of which can be observed under the shade of native trees that will surround the banks of the park's natural amphitheatre.

The main park features:

- A basketball half court
- A covered barbecue area
- Children's playgrounds & play equipment
- A natural grassed amphitheatre
- Bike tracks & walking trails
- Landscaped gardens
- Extensive native trees
- Recycled water to maintain lush lawns & gardens



CITY STYLE MEETS LIFE STYLE

An exclusive and vibrant residential enclave featuring stylish and comfortable two-story terrace homes in a beautiful parkland precinct.



Saratoga's townhouse collection provides the perfect balance of style, comfort and convenience.

Offering 6 star sustainable living, these two-storey homes enjoy immediate access to Saratoga's parks and lifestyle precinct, and feature modern architecture, private courtyards, smart

landscape design, timber and block-work fencing, and the convenience of undercover off-street parking.

A choice of two or three bedroom residences make the Saratoga Townhouse Collection a perfect home for singles, couples or small families.

CODA



With a design focused on private, ground-floor living with abundant natural light, the Coda range takes full advantage of a north facing courtyard, large indoor/outdoor entertaining areas and contemporary bathroom and kitchen designs.

Sleek lines, textural brickwork, contemporary roofing, large windows, a leafy front garden entrance way and rear laneway access to secure garaging enhance Coda's captivating exterior design.



Coda external: Artist impression.





Upgrade kitchen: Artist impression.



Upgrade bathroom: Artist impression.

Beyond the front door are spacious, bright and light filled interior living spaces.

The main living areas, located on the ground level, adopt a modern, open-plan approach to everyday living with the lounge and dining zones seamlessly integrated with the modern kitchen space.

Designer kitchens offer stone bench tops, glass splash-backs, quality stainless steel appliances and the ability to upgrade interior surfaces and fittings from a light selection to a dark colour scheme.

Outdoor courtyards provide a perfect space for alfresco style dining during the summer months.



Standard kitchen: Artist impression.



Type B living area: Artist impression.

Upstairs is home to a generous sized master bedroom, with private ensuite, the second and third bedrooms (where applicable) and the main bathroom.

The bathrooms make further statements about design and quality, and

feature subway tiles, oversized mirrors, semi-frameless glass shower screens and a full size bath.

As with the living spaces, the bathrooms can be further enhanced with our designer selection of black tapware and accessories, and in-wall cistern toilet.

CODA

Floorplans



TYPE A

3 Beds 2 Baths 2 Cars

Ground Floor 47.86m²

First Floor 61.29m²

Garage 36.31m²

Porch 5.81m²

Total 151.27m²

Unit 1

Court yard 29.64m²

Front yard 51.54m²

Land size 186.14m²

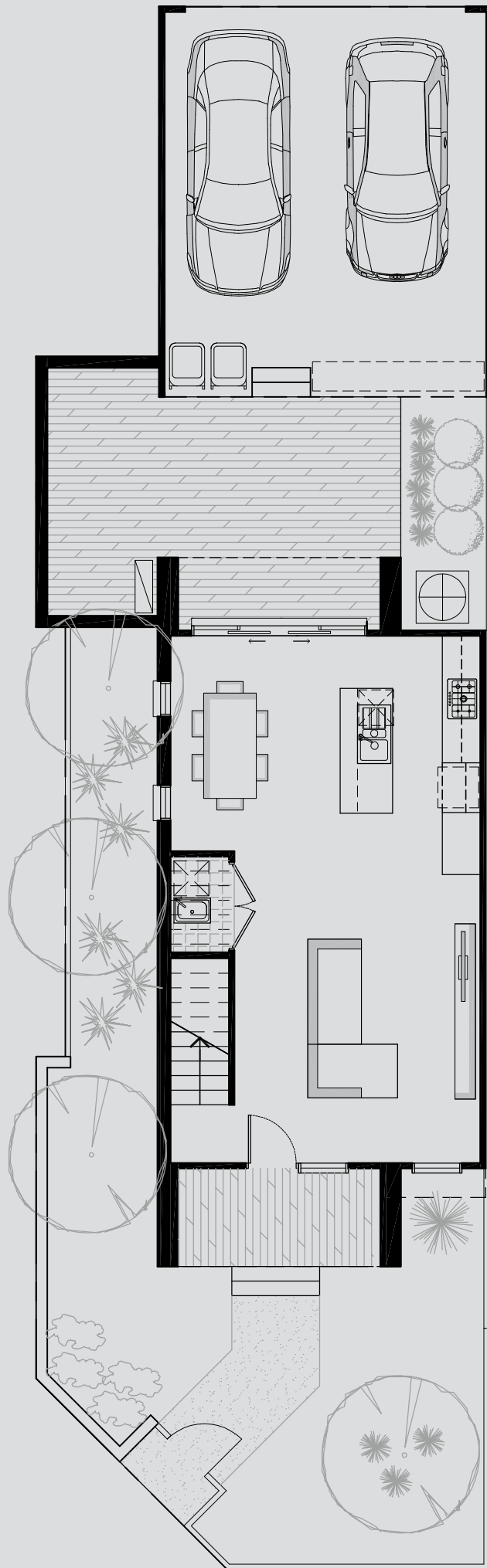
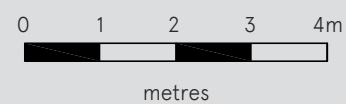
Unit 22

Court yard 29.64m²

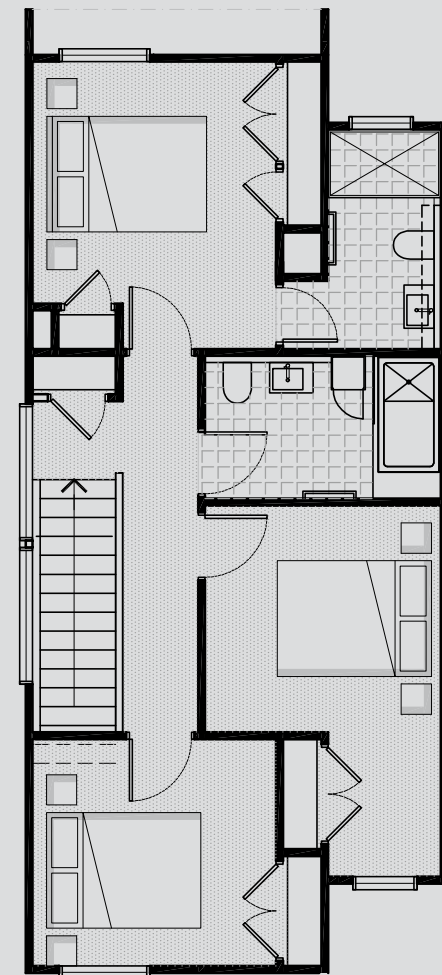
Front yard 43.41m²

Land size 177.55m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR

CODA

Floorplans



TYPE A1

3 Beds 2 Baths 2 Cars

Ground Floor 47.86m²

First Floor 61.29m²

Garage 37.96m²

Porch 5.81m²

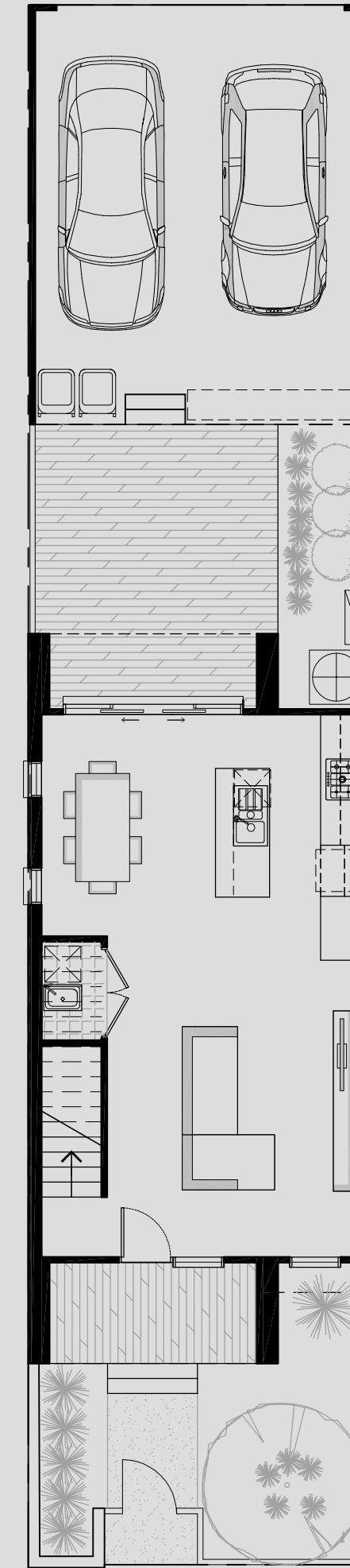
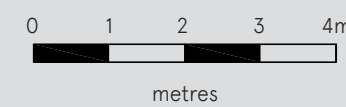
Total 152.92m²

Court yard 25.36m²

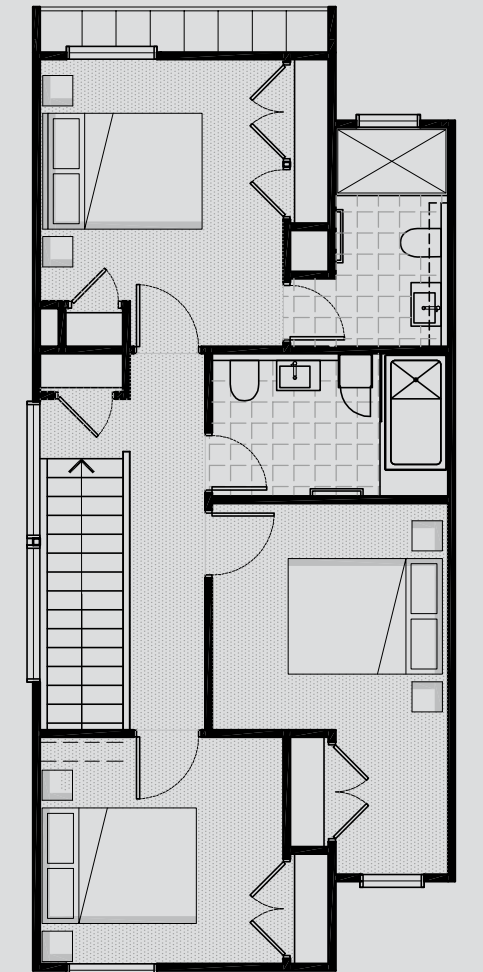
Front yard 18.57m²

Land size 147.19m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR



CODA

Floorplans



TYPE B



Ground Floor 46.34m²

First Floor 47.33m²

Garage 26.12m²

Porch 1.6m²

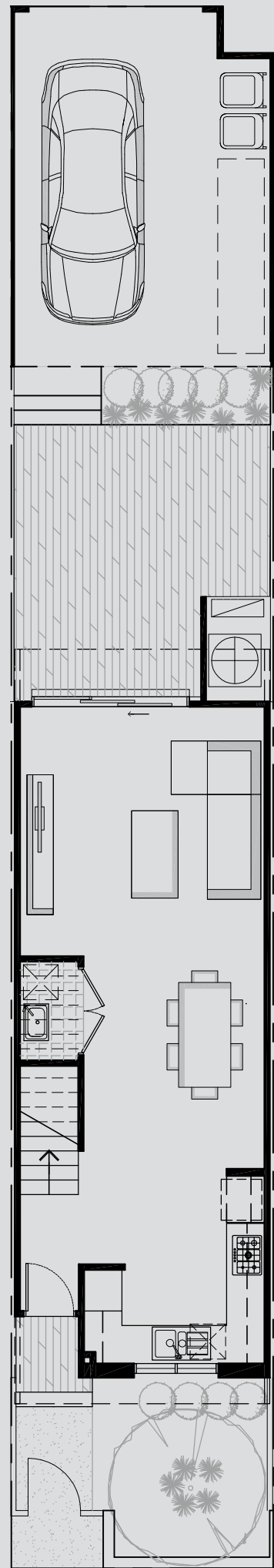
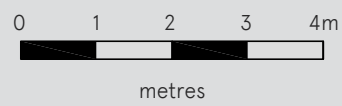
Total 121.39m²

Court yard 25.19m²

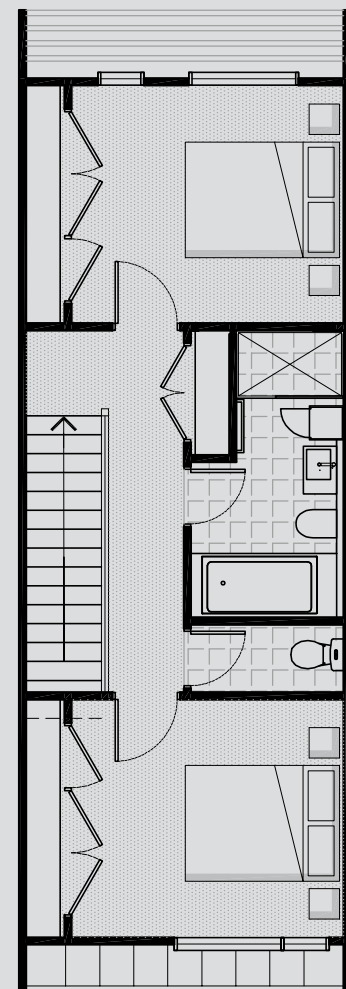
Front yard 12m²

Land size 119m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR



CODA

Floorplans



TYPE C



Ground Floor 47.85m²

First Floor 60.1m²

Garage 37.96m²

Porch 5.81m²

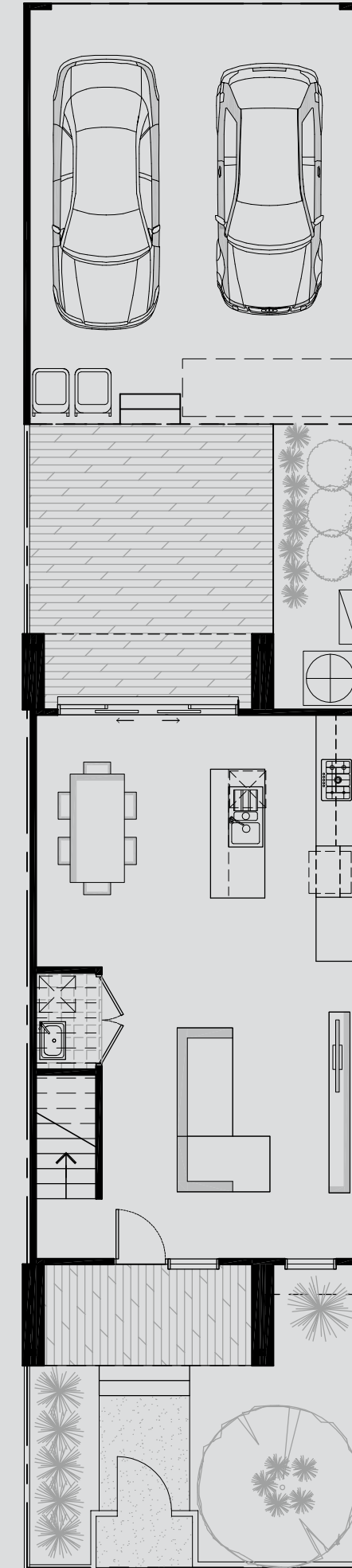
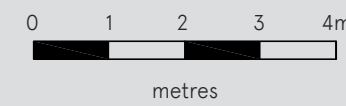
Total 151.72m²

Court yard 25.35m²

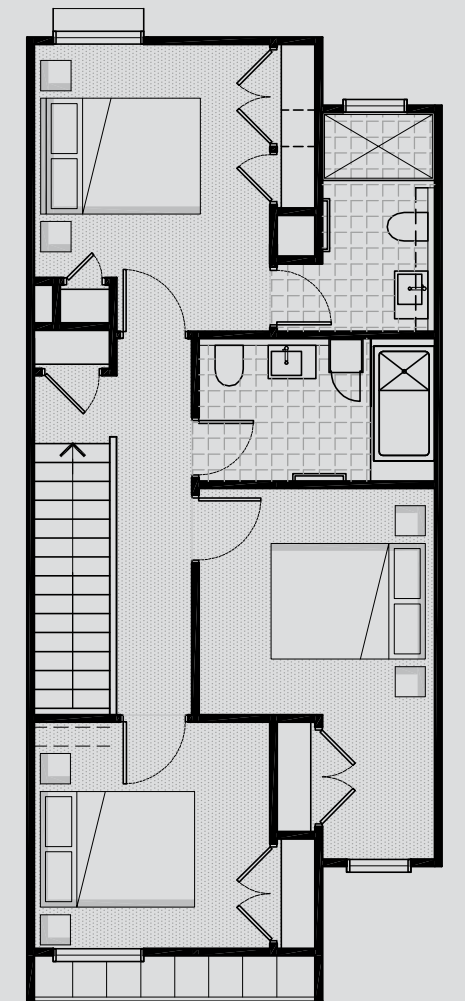
Front yard 18.91m²

Land size 145.63m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR





Nova external: Artist impression.

NOVA



The Nova range has been designed to take full advantage of their premier position opposite Saratoga's main parkland space.

With front courtyard entrance ways directly connected to the park, large open plan living areas and private north facing terraces, Nova's elevated way of life provides

treetop views of Saratoga's manicured parks and gardens and stunning recreation precinct.

The exterior design makes use of warm natural timbers, textured brickwork and glazing to deliver a warm, sophisticated and cohesive park front presence.





Upgrade kitchen: Artist impression.



Type F living area: Artist impression.

Nova townhouses include a clever approach to interior design with light filled first floor living spaces and generous downstairs bedrooms.

Engineered oak timber floors bring the warmth and natural beauty of wood to these spacious living areas that enjoy sweeping park views.

The heart of any home is in the kitchen and here Nova offers open, stylish and well-appointed kitchens that are fitted with high-quality stainless steel appliances, stone bench tops and clever storage solutions.

Upgrades to the kitchen inclusions are also available by choosing the Ilve brand of appliances and a black designer sink/mixer.



Standard kitchen: Artist impression.



Standard bathroom: Artist impression.

A quality approach to interior design continues in the bathrooms, with beautiful feature tiles, large mirrors, ample storage, a separate shower and the luxury of a full sized bath.

Upgrades to the bathroom include designer black tapware and an in-wall toilet cistern.

NOVA

Floorplans



TYPE D

3 Beds 2 Baths 2 Cars

Ground Floor 37.13m²

First Floor 80.82m²

Garage 40.36m²

Porch 7.89m²

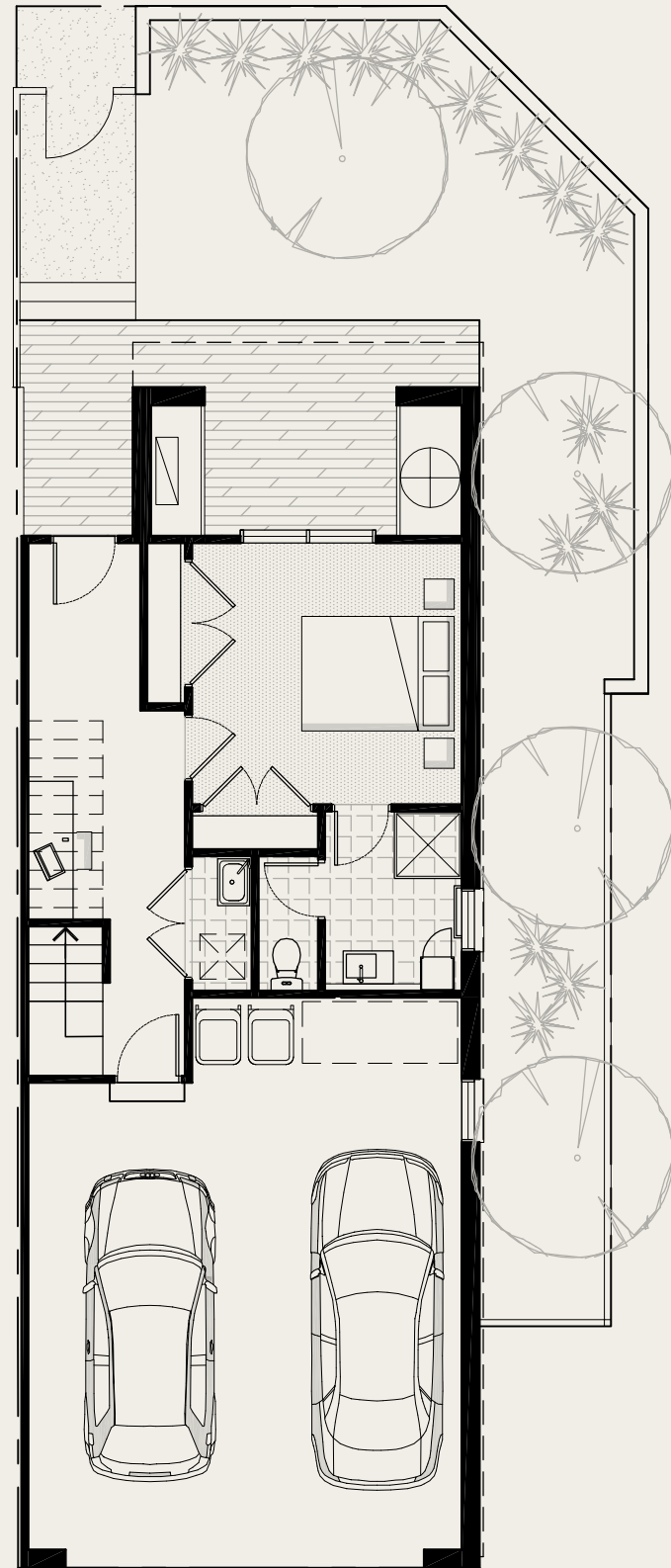
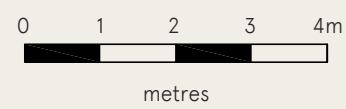
Balcony 11.27m²

Total 177.47m²

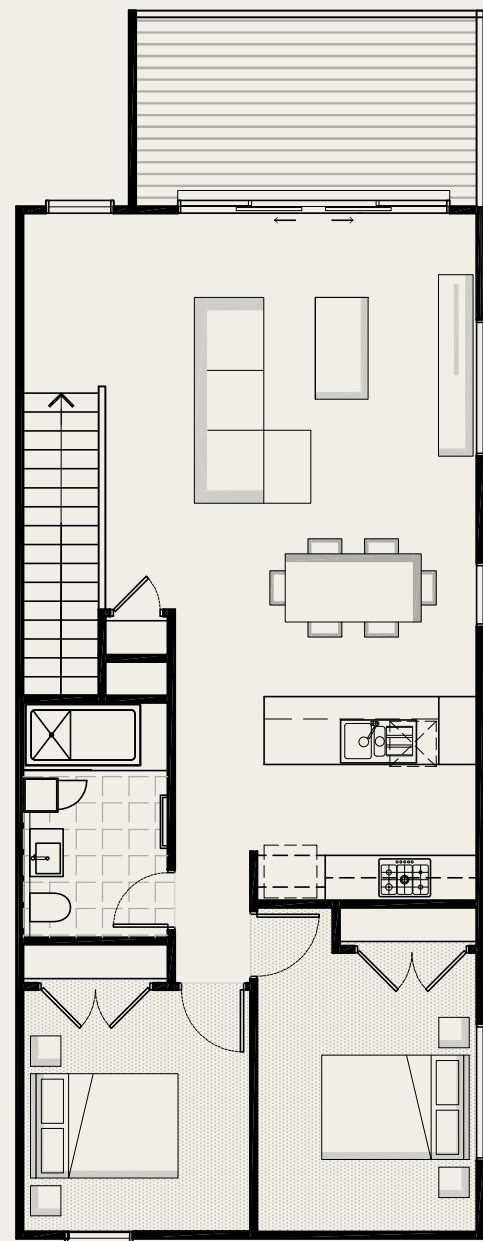
Front yard 60.55m²

Land size 161.32m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR

NOVA

Floorplans



TYPE D1

3 Beds 2 Baths 2 Cars

Ground Floor 37.13m²

First Floor 80.82m²

Garage 40.36m²

Porch 7.89m²

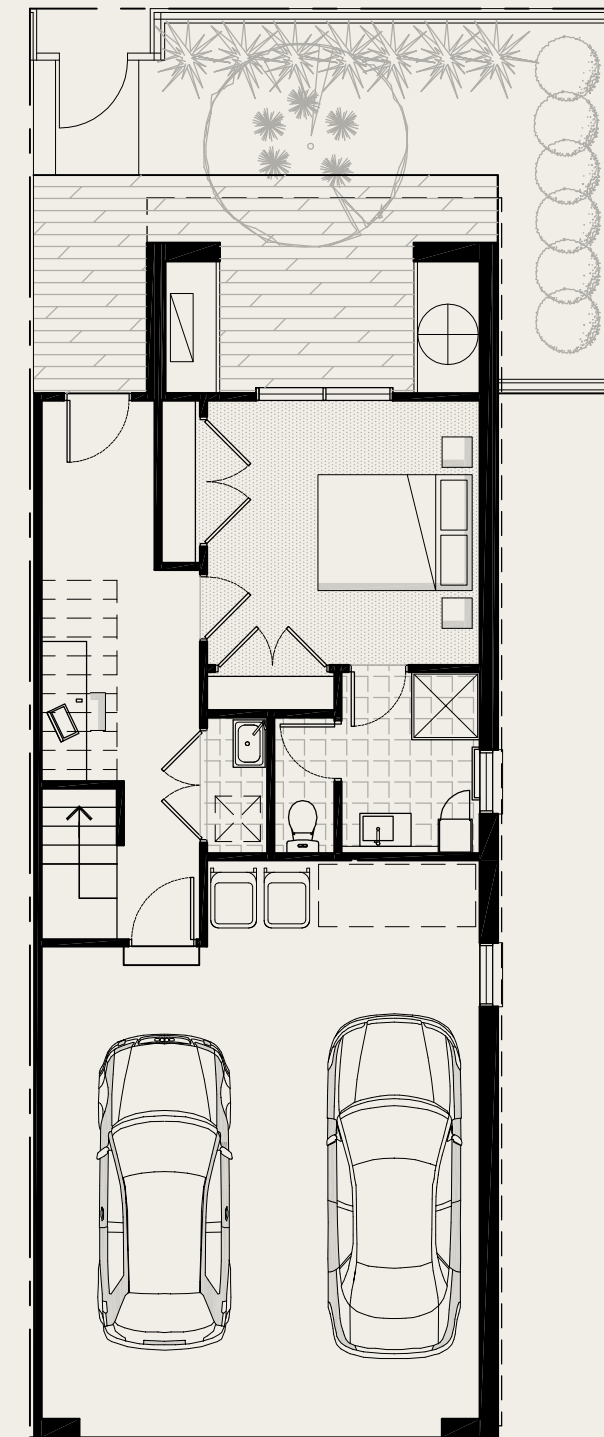
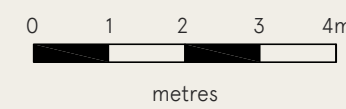
Balcony 11.27m²

Total 177.47m²

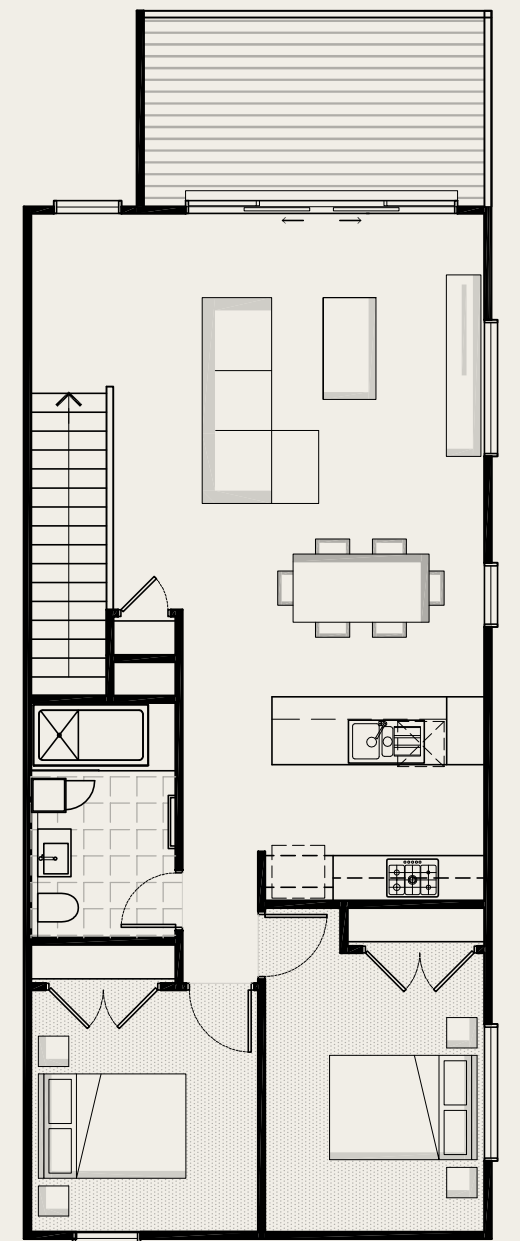
Front yard 26.7m²

Land size 125.8m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR

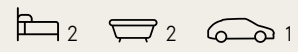


NOVA

Floorplans



TYPE E



Ground Floor 35.57m²

First Floor 62.87m²

Garage 26.92m²

Porch 8.07m²

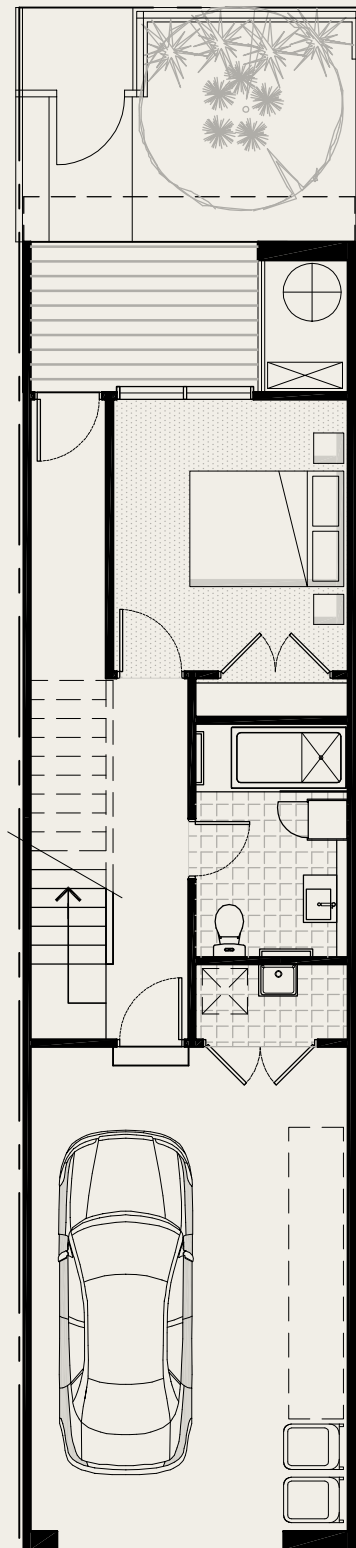
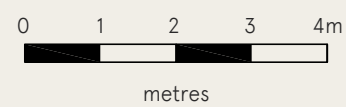
Balcony 10.5m²

Total 143.93m²

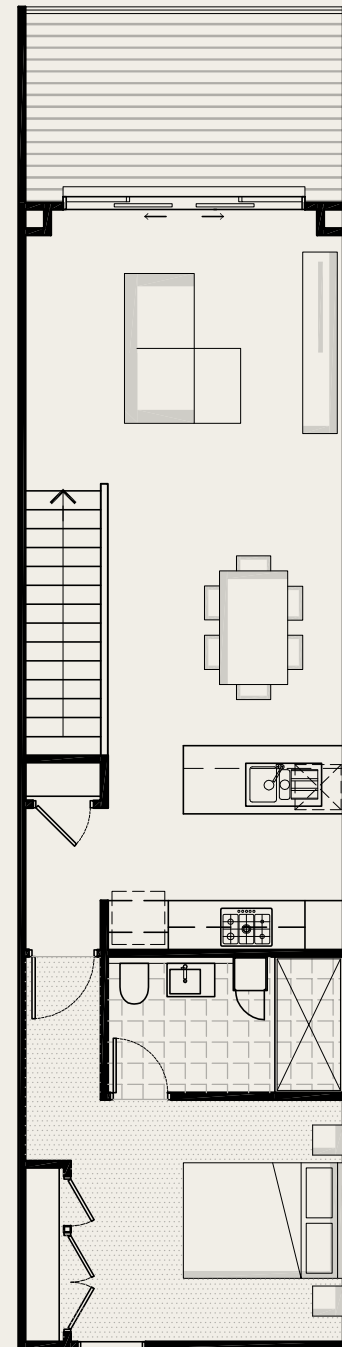
Front yard 11.17m²

Land size 91.75m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR

NOVA

Floorplans



TYPE F



Ground Floor 38.33m²

First Floor 80.82m²

Garage 41.84m²

Porch 8.29m²

Balcony 11.68m²

Total 180.96m²

Unit 24 & 43

Front yard 31.54m²

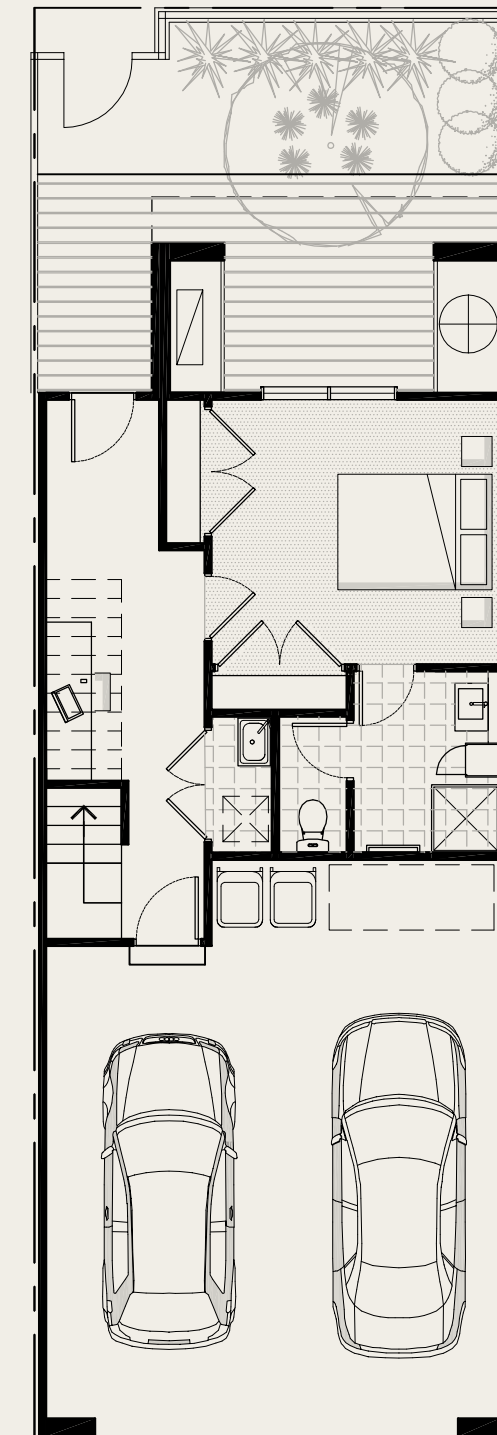
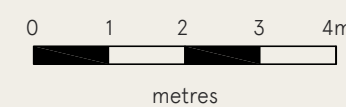
Land size 131.61m²

Unit 28,29,37, 38 & 39

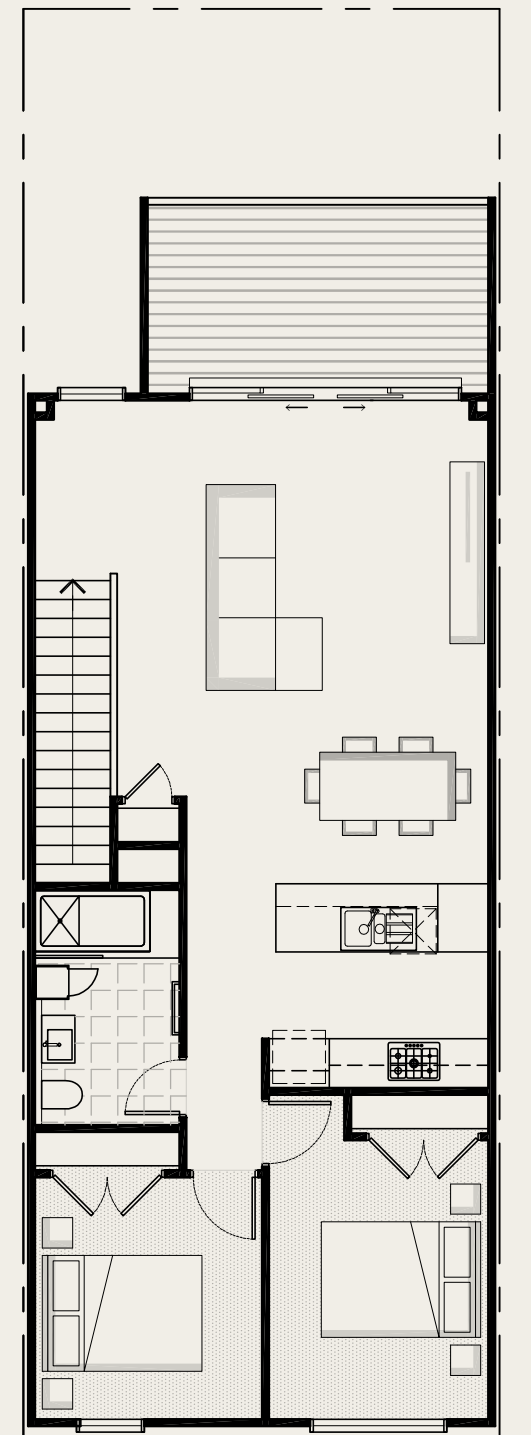
Front yard 20.23m²

Land size 119.01m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR



INCLUSIONS



*When only the best will do:
Saratoga's townhouse
collection includes quality
inclusions as standard, with the
opportunity to further upgrade
surfaces, fixtures and fittings
to match your lifestyle and
interior design ambitions.*



STANDARD INCLUSIONS

Kitchen

Stone Benchtops
Laminate Cabinetry
Glass Splashback
600mm Artusi Wall Oven
600mm Artusi Hot Plate
600mm Artusi
Undermount Rangehood
Artusi Dishwasher
Franke Sink

Bathroom

Wall Hung Vanity Basin
Riven Finish Laminate
Bathroom Joinery Tower
Semi-Frameless Glass
Shower Screens
Aztek Soft Close
Toilet Suites
Chrome Plated Tapware

Laundry

Free Standing Laundry
Trough & Cabinet

Internal Walls & Ceiling

Painted Plasterboard
Square Set Ceilings
Throughout

Windows & External Doors

Stegbar Powder Coat
Aluminium Windows
Stegbar Sliding Doors
to Outdoor Living
Glazing to Comply with
6 Star Rating

Robes & Shelving

Drawers/ Hanging Rails
& Adjustable Shelving
to Robes

Floor Finishes

Polished Hardwood
Timber Stairs
Selected Carpet to
Bedrooms
Engineered Oak Timber
Floors to Living Areas
Selected Tiles to
Wet Areas

Heating & Cooling

Ducted Heating
Throughout

Enviromental Extras

Gas Boosted Solar Hot
Water System
Led Low Wattage
Downlights
6+ Star Rating

UPGRADE INCLUSIONS

Kitchen

Ilve 900mm Free
Standing Oven
Ilve Concealed
Rangehood 700mm
Ilve Dishwasher
Franke Black Sink
Designer Black Sink Mixer

Bathroom

Wall Face Back Inlet
Soft Close Toilet
Black Tapware and
Accessories

Heating & Cooling

Split Ducted Reverse
Cycle Air Conditioning
System to entire unit



SITEPLAN



Saratoga Feature Park: Artist impression.



ABOUT THE TEAM



If residents are the lifeblood of a great community, architecture and built form are the heart and soul.

Whether it's a single or double storey home, a townhouse, the communal amenity or a shopping centre, these structures add the dimension that brings a community to life.

Wolfdene Built design and construct terraces, townhouses and apartments that are characterised by contemporary facades and smart floor-plans that provide a quality lifestyle.



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I see the delivery of functional and affordable medium density product to the urban growth areas as a key contributor to Wolfdene's overall value proposition. With a smart design philosophy, we are committed to building quality, environmentally sustainable homes that provide our residents with a great place to live.

Karina Sunk
Director of Design
Wolfdene Built



SARATOGA TOWNHOUSES

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