

SARATOGA TOWNHOUSES

RELEASE TWO

*Presenting contemporary
townhouse living within the
vibrant and active Lifestyle
Precinct of Saratoga
Point Cook.*



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

quiet 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

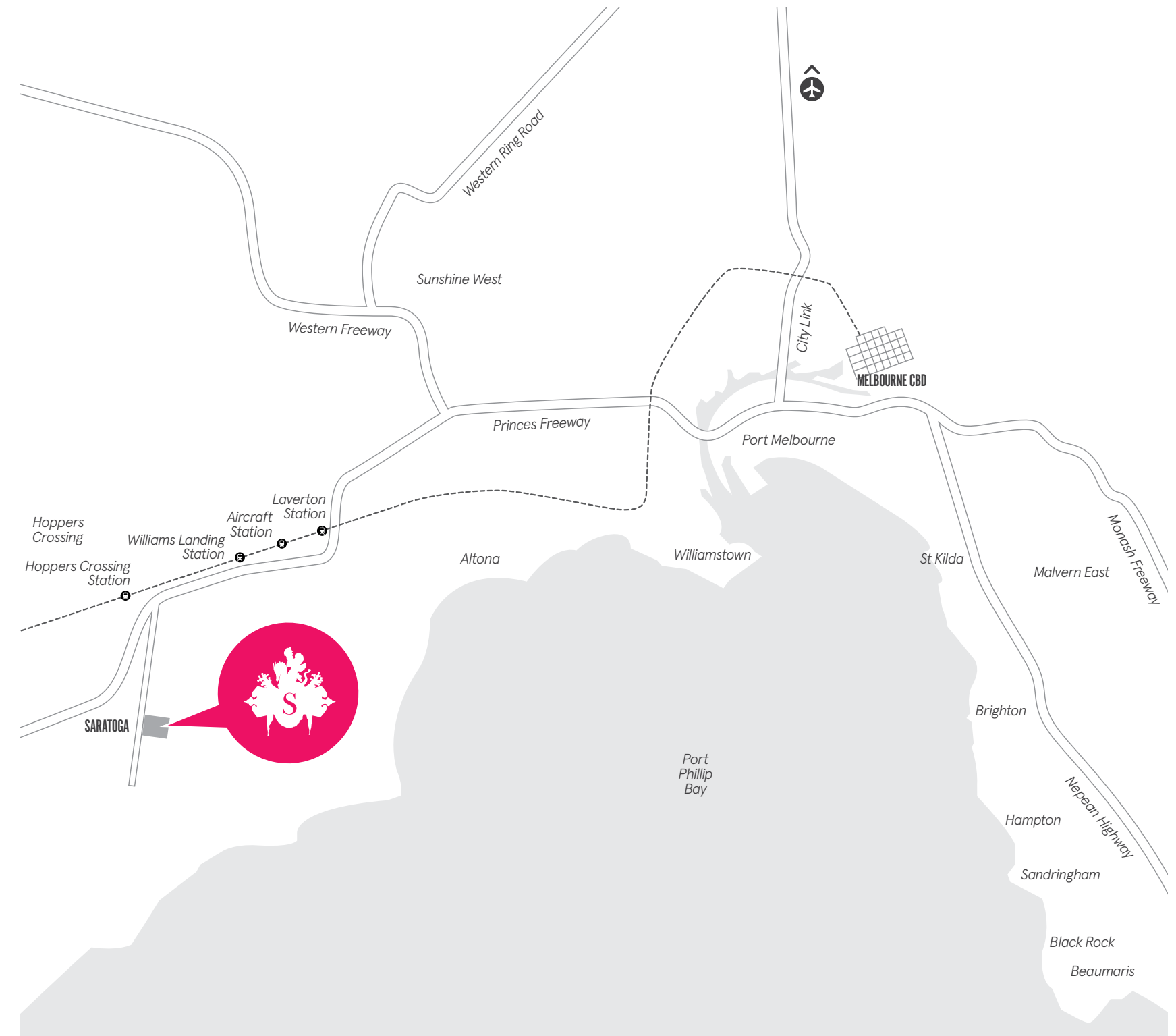
hearts racing with a state-of-the-art gym, a basketball half court, bike tracks, running trails and an indoor swimming pool.

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.



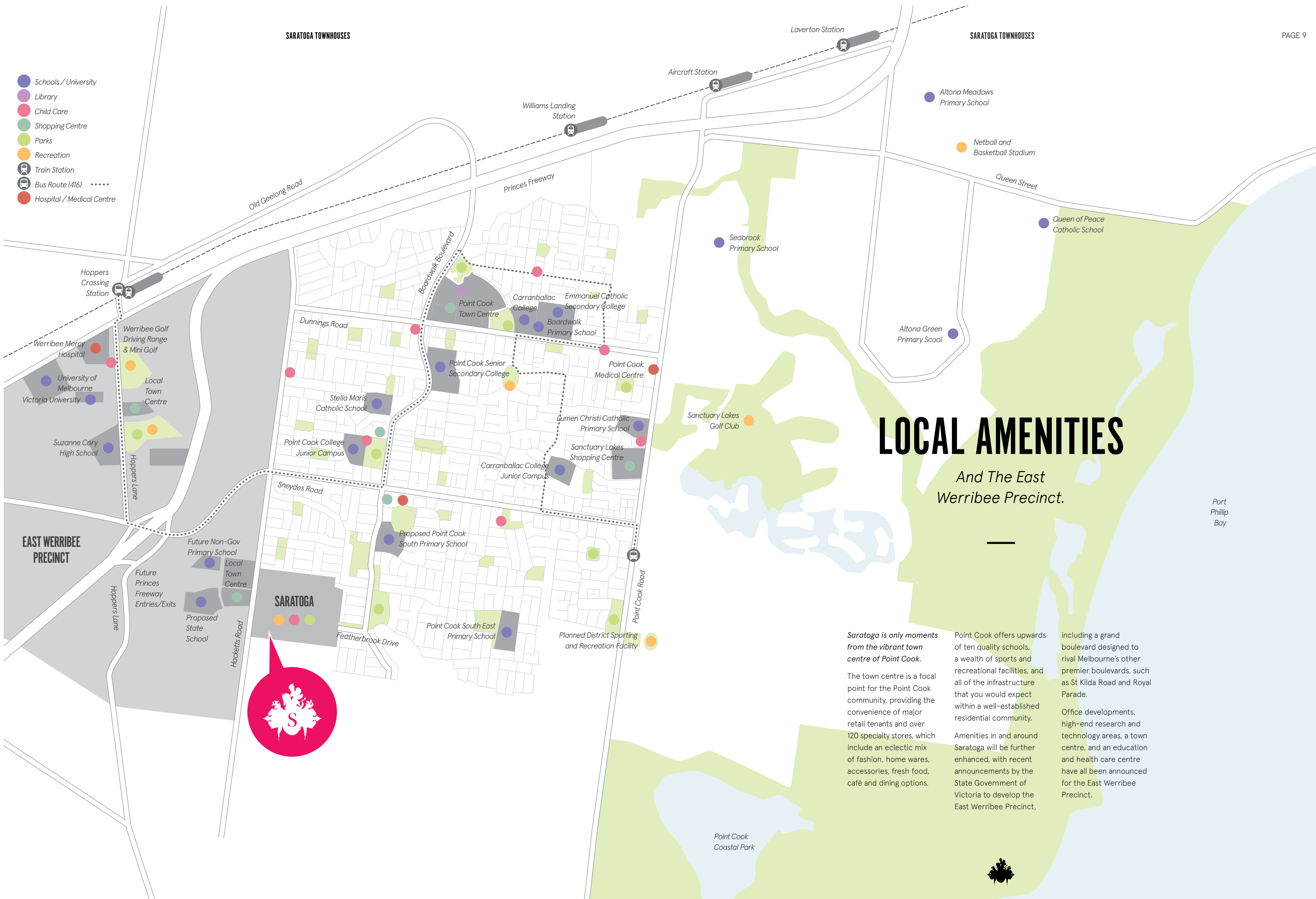
Saratoga is located only 25 kilometres southwest of Melbourne's Central Business District via the Princes freeway.

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.

SARATOGA TOWNHOUSES

SARATOGA TOWNHOUSES

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



LOCAL AMENITIES

And The East Werribee Precinct.

Saratoga 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 would 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.



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

—

Our latest townhouse release is ideally positioned to make the most of Saratoga's vibrant and active Lifestyle Precinct.



Saratoga Recreation Centre: Artist impression.

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

Whatever the season or your mood, life at Saratoga can start actively with a morning swim at Saratoga's indoor swimming pool, before dropping your kids off for a fun-filled day at the professionally managed childcare facility.

Or you can relax in the open, green spaces of our local park, or even be a little more social and catch up with friends and family at Saratoga's café – all conveniently located within the grounds of your new community.



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 well-being in all its form, and is home to a fully-equipped state-of-the-art gym, indoor swimming pool and outdoor toddlers pool.

Located only a short walk, run or ride from your new townhouse, this exclusive residents space provides you with the opportunity to work-out in the comfort and privacy of your own recreation facility, whilst enjoying floor to ceiling views over Saratoga's surrounding parkland.

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

Featuring the best traditions of Melbourne's inner city coffee culture and dining experiences, the café provides residents with 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.

The recreation and community facilities will feature:

- Architecture and interior design by SJB Architects
- Private gym
- An indoor and outdoor swimming pool
- Childcare centre
- Café
- Functional outdoor meeting areas.



Saratoga Childcare Centre: Artist impression.

IT'S URBAN: BY NATURE

Beyond the front door of your contemporary townhouse is a pocket park, linear waterways, and the wide open spaces of Saratoga's main park.



Saratoga water-gardens.

Townhouses within this latest release are virtually surrounded by beautiful parkland and garden spaces, providing residents with hectares of green, open space for healthy outdoor living.

Running right through the centre of Saratoga are spectacular water-gardens and a linear ribbon park which features

large-scale urban totems and a series of footbridges, which provide a direct connection over the waterway to Saratoga's main park.

Here you can ride a bike, take a leisurely walk or relax and lie back with a book.

WHERE YOUR OUTDOORS ARE EVEN GREATER

Many of the homes within Saratoga's latest townhouse collection are perfectly positioned to make the most of Saratoga's generous existing parkland spaces.

In particular, a selection of homes within the Nova Townhouses collection have been carefully planned to provide views and an intimate connection to the precinct's neighbouring pocket park. Through design and

orientation, townhouse residents are able to enjoy this green space as if it were their own private backyard.

The upper floor master bedrooms, for a selection of the Nina Townhouses Collection, enjoy a different perspective with spectacular outlooks over Saratoga's water-gardens and linear parkland spaces.

This latest release is also within an easy stroll to Saratoga's Main Park which 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.



Saratoga feature park.



CITY STYLE MEETS LIFESTYLE

An exclusive and vibrant residential domain of stylish and comfortable two-storey terrace homes within our active and vibrant Lifestyle Precinct.



Saratoga Townhouse Precinct: Artist impression.

Saratoga's latest townhouse collection features a stylish selection of high quality terrace homes with valuable waterways or pocket park views and an easy connection to Saratoga's vibrant Lifestyle Precinct.

Offering 6-Star sustainable living, these two-storey homes feature modern architecture, private courtyards, smart landscape design, timber and block-work fencing, and the convenience of undercover off-street parking.

A choice of three or four bedroom residences makes Saratoga's latest townhouse collection a perfect living choice, ideal for singles, couples or small families.





NOVA



Nova's elevated way of life provides residents with intimate, treetop views over the landscaped lawns of Saratoga's pocket parklands from the upstairs living and balcony spaces. The landscaped gardens connect with Saratoga's Lifestyle and Recreation Precinct via tree-lined pedestrian pathways.

Here, the use of warm, natural timbers, textured brickwork and glazing are matched with beautifully designed front courtyards to deliver a low maintenance townhouse perfect for elevated outdoor entertaining.

Nova external: Artist impression.





Nova kitchen: Artist impression.



Nova living area: Artist impression.

Internally, Nova demonstrates an intelligent approach to interior design with light-filled living spaces and a generous covered balcony perfect for outdoor entertaining, and generous twin bedrooms are located on the upper level. While downstairs, a private master bedroom and ensuite opens out with sliding doors onto the garden porch.

Nova offers an open, stylish and well-appointed kitchen, fitted with a free standing Chef's cooktop oven, quality stainless steel appliances, stone bench tops and clever storage solutions.



Quality 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.

NOVA

Floorplans



TYPE D

3 2 2

Ground Floor 36.0m²

Garage 42.5m²

Porch 11.0m²

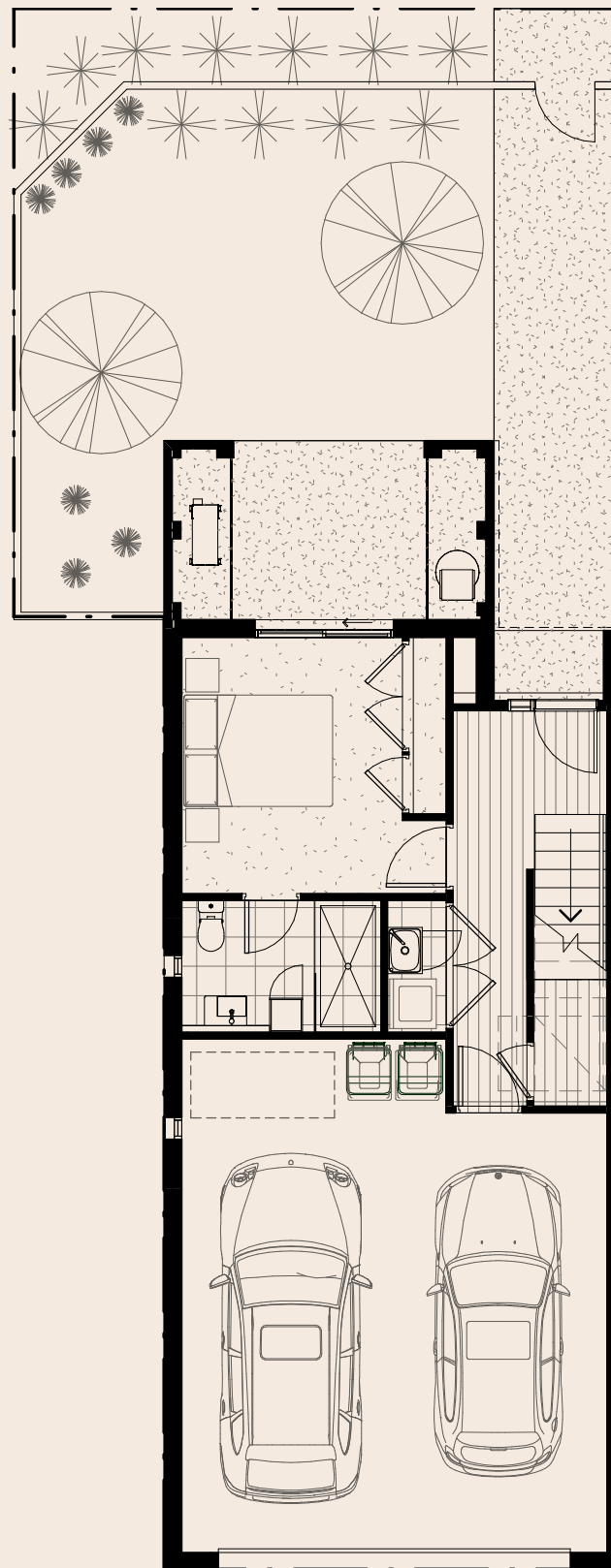
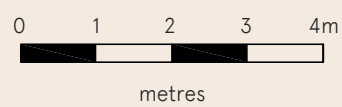
Portico 1.5m²

First Floor 81.0m²

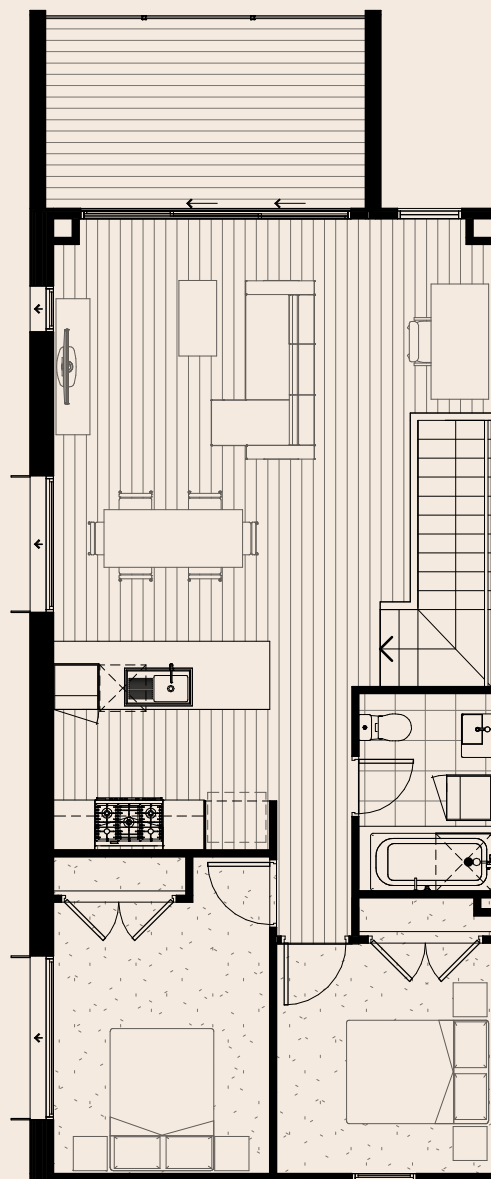
Balcony 11.0m²

Total 183.5m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR



NOVA

Floorplans



TYPE E

3 2 2

Ground Floor 35.5m²

Garage 41.8m²

Porch 11.0m²

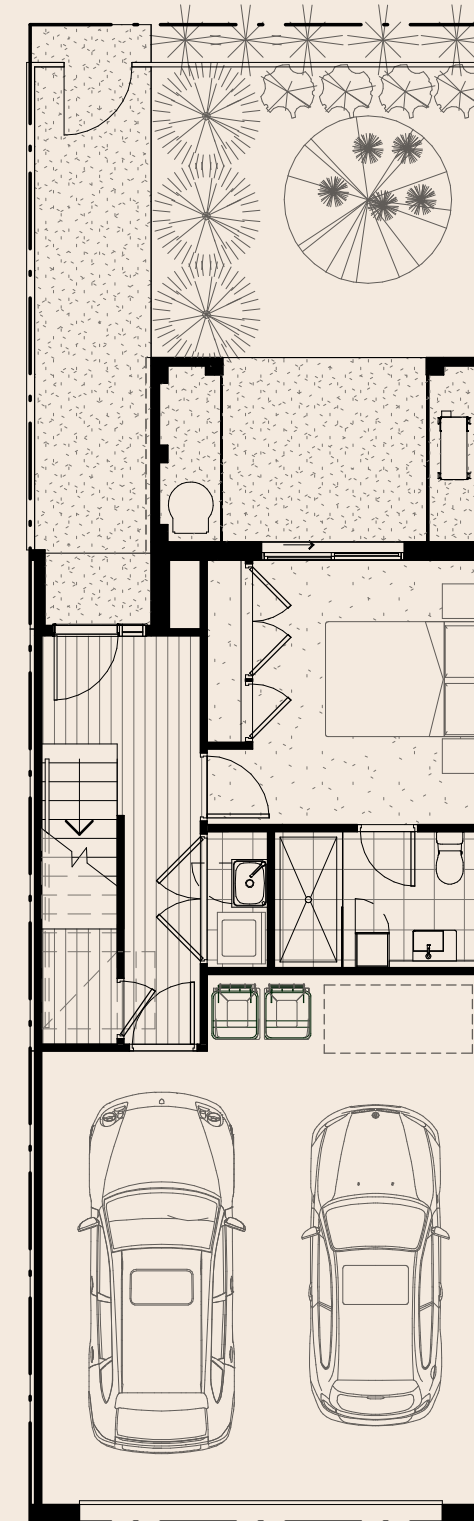
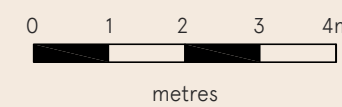
Portico 1.5m²

First Floor 78.8m²

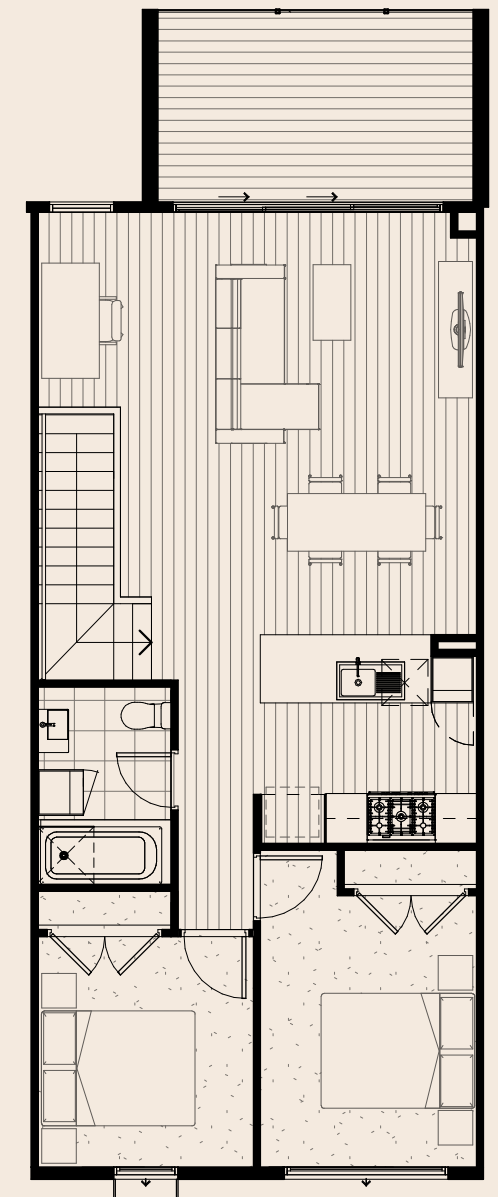
Balcony 11.1m²

Total 179.7m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR



NOVA

Floorplans



TYPE F

3 Beds 2 Baths 2 Cars

Ground Floor 35.5m²

Garage 42.0m²

Porch 11.0m²

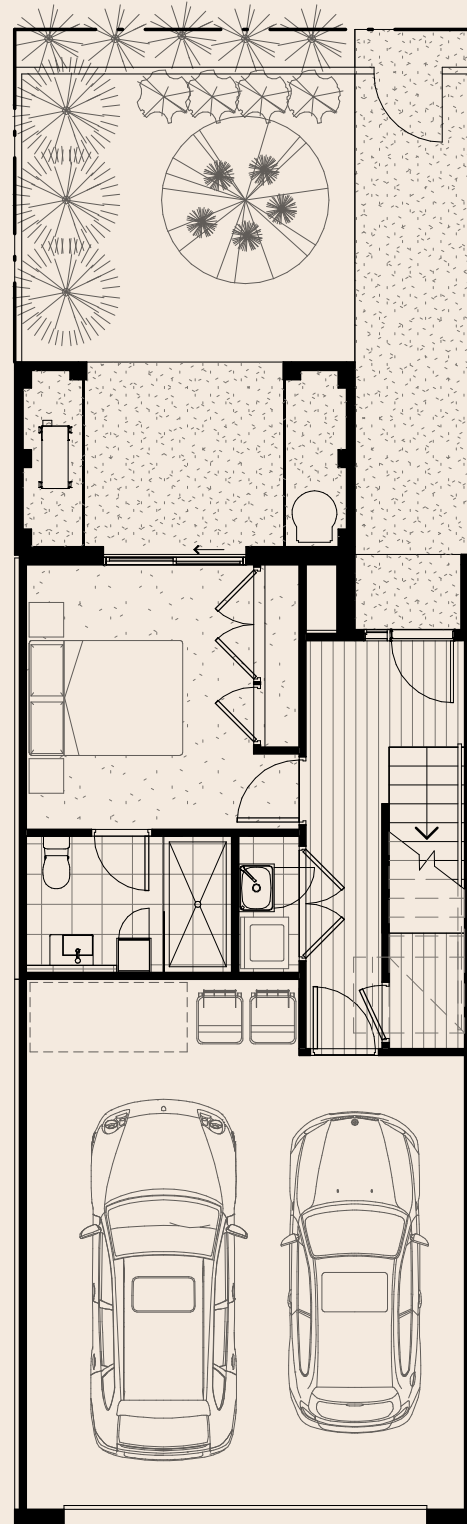
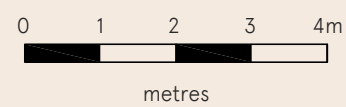
Portico 1.5m²

First Floor 79.0m²

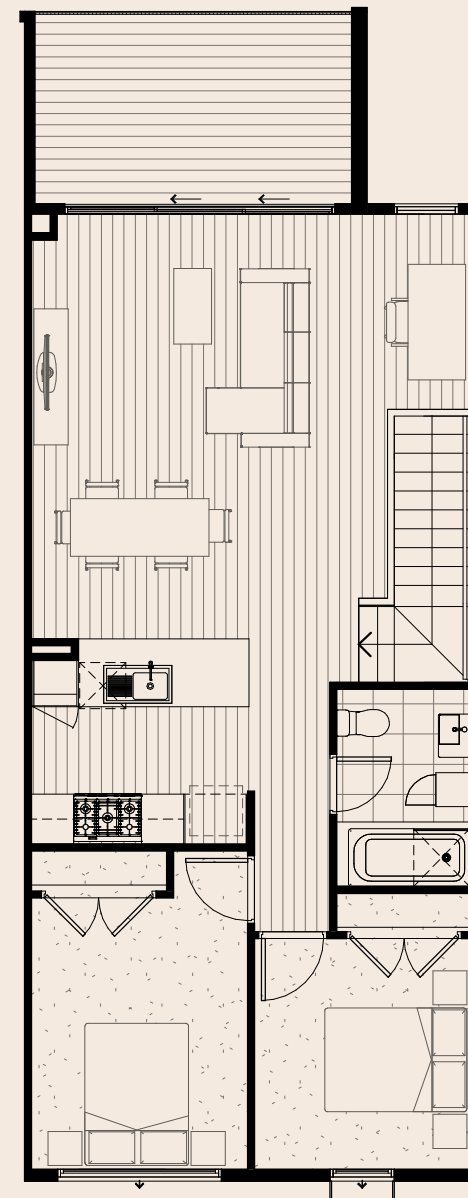
Balcony 11.0m²

Total 180.0m²

SCALE 1:100



GROUND FLOOR



FIRST FLOOR



NOVA

Floorplans



TYPE G

3 Beds 2 Baths 2 Cars

Ground Floor 36.0m²

Garage 42.5m²

Porch 11.0m²

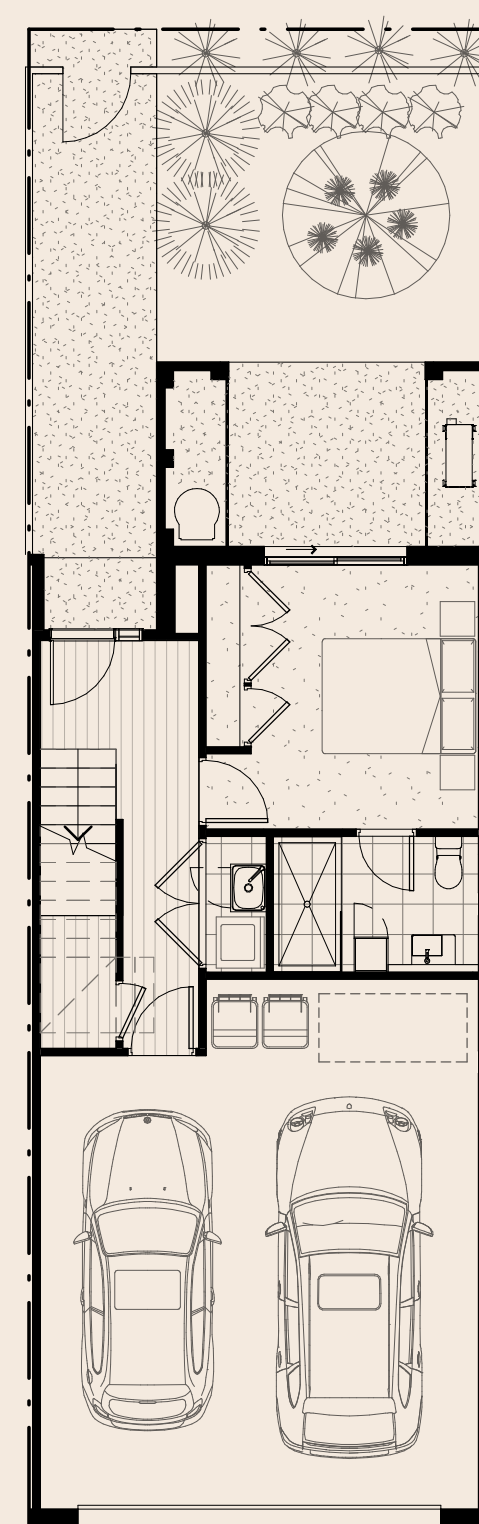
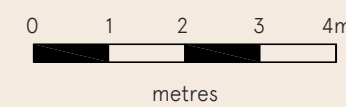
Portico 1.5m²

First Floor 81.0m²

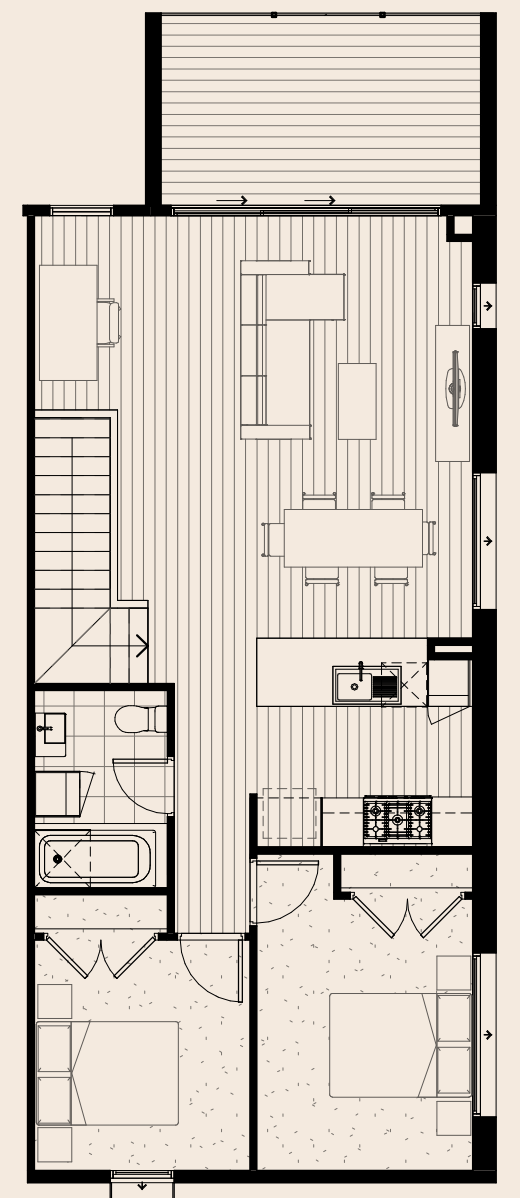
Balcony 11.0m²

Total 183.5m²

SCALE 1:100



GROUND FLOOR



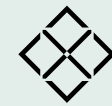
FIRST FLOOR





Nina external: Artist impression.

NINA



The Nina series of townhouses have been designed to offer residents with even more flexibility in the use of interior spaces.

These generous sized homes provide four bedroom townhouse living with a contemporary approach to design.

Spacious interior living located downstairs features modern kitchens, the warmth and natural beauty of engineered oak timber floors, a powder room and a seamless connection to private courtyard space at the rear of the home.

The ground floor bedroom provides greater flexibility, allowing residents to configure as a home study/office, an additional fourth bedroom or a separate living space.

Upstairs is a generous master bedroom with private ensuite, the second and third bedrooms and the main bathroom.

The bathroom features subway tiles, oversized mirrors, semi-frameless glass shower screens and the appreciated luxury of a full-sized bath.





Nina kitchen: Artist impression.



Nina living area: Artist impression.

The heart of any home is in the kitchen, and here Nina offers open, stylish and well-appointed kitchens that are fitted with high-quality stainless steel appliances, a 900mm freestanding Chef's cooktop oven, stone bench tops and clever storage solutions.

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

Ground floor living areas also feature the beauty and warmth of engineered oak timber floors, which reinforces the overall quality and natural appeal of the Nina Collection.

NINA

Floorplans



TYPE H

4 2.5 2

Ground Floor 68.0m²

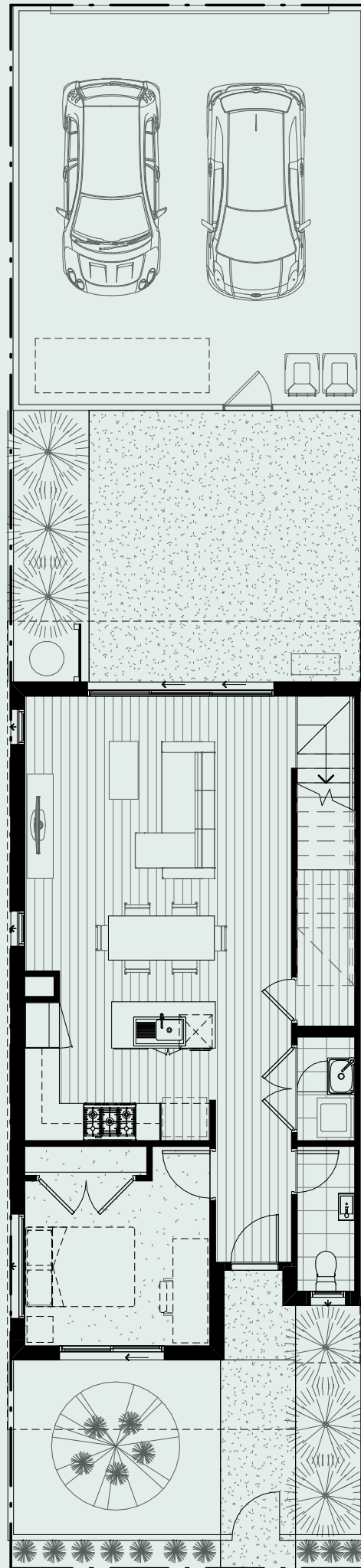
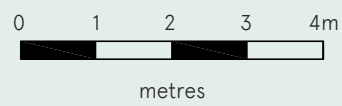
Garage 42.0m²

Portico 2.0m²

First Floor 77.0m²

Total 189.0m²

SCALE 1:100



GROUND FLOOR



NINA

Floorplans



TYPE J

4 2.5 2

Ground Floor 67.0m²

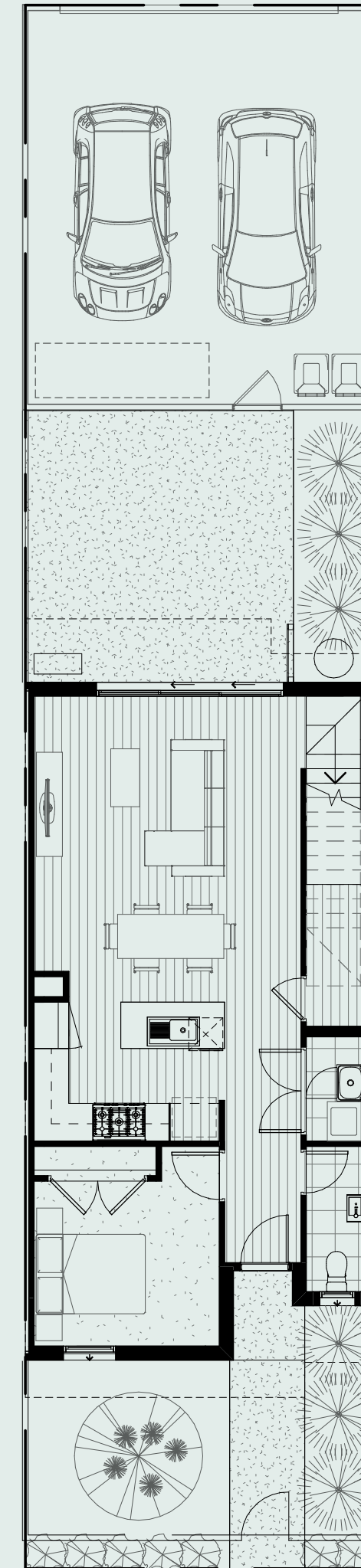
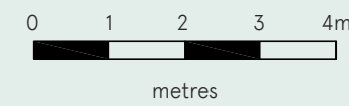
Garage 42.0m²

Portico 2.0m²

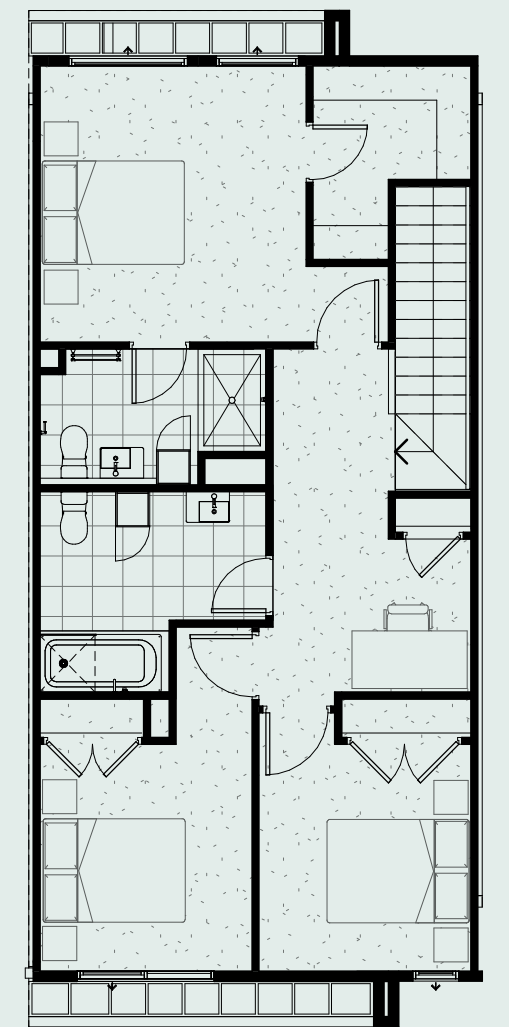
First Floor 74.0m²

Total 185.0m²

SCALE 1:100



GROUND FLOOR



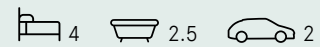
FIRST FLOOR

NINA

Floorplans



TYPE K



Ground Floor 67.0m²

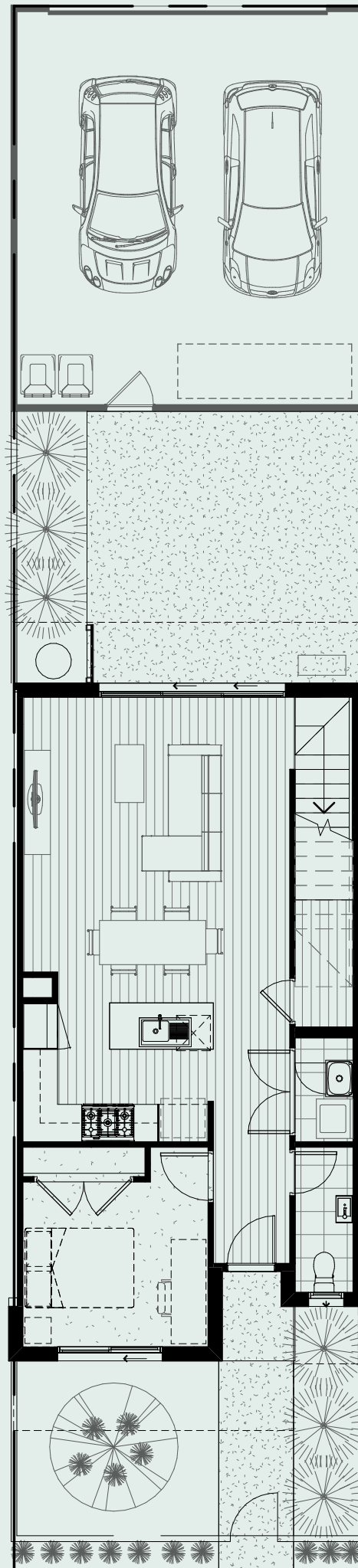
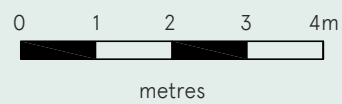
Garage 42.0m²

Porch 2.0m²

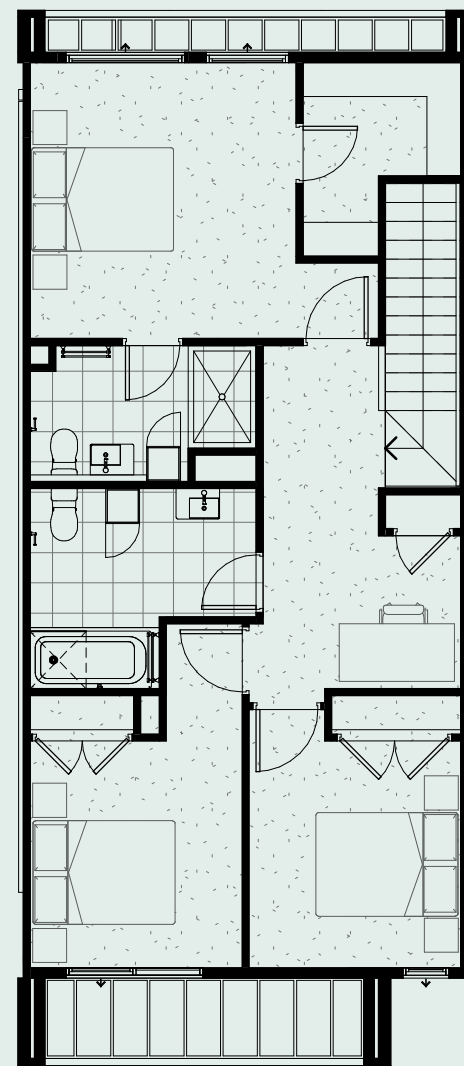
First Floor 75.0m²

Total 186.0m²

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

Kitchen

- Stone bench tops
- Laminate cabinetry
- Glass splashback
- 900mm Artusi free standing
- 900mm Artusi concealed rangehood
- Artusi dishwasher
- Stainless steel sink

Bathroom

- Wall hung vanity basin
- Riven finish laminate bathroom cabinetry
- Glass shower screens
- Soft close toilet
- Chrome tapware

Laundry

- Freestanding laundry trough
- Chrome plated mixer tap

Internal walls & ceiling

- Square set ceilings throughout living areas
- Painted plasterboard
- 2.7m high ceiling to living areas

Floor finishes

- Selected carpet to bedrooms & stairs
- Engineered oak flooring to living areas & tiles to wet areas

Windows & external doors

- Aluminum powder coated windows
- Aluminum powder coated sliding doors to outdoor living area

Robes & shelving

- Drawers/hanging rails & adjustable shelving to robes in master bedroom
- Fixed shelf & hanging rail to all other bedrooms

Heating & cooling

- Split ducted reverse cycle heating & cooling throughout

Environmental extras

- Gas boosted solar hot water system
- Low wattage LED downlights
- Six-star energy rating

Interior design

- Choice of light or dark scheme

UPGRADE

- Kitchen package upgrade**
- Five 900mm appliance upgrade

- Electrical lighting package upgrade**
- Additional power, TV and data points throughout

- Tapware upgrade**
- Black tapware throughout, including kitchen sink



SITEPLAN



Saratoga Lifestyle Precinct: Artist impression.

ABOUT THE TEAM



Wolfdene is a multi-disciplined property firm with in-house design, project management, construction, marketing and real estate sales/rental capabilities.

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



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

SARATOGA TOWNHOUSES

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