



# SARATOGA

TOWNHOUSES









Nova 3, Lots 10-15

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



Saratoga Townhouses





Offering a minimum six-star energy rating, this stunning collection of two-storey townhomes feature modern architecture, private courtyards and outdoor spaces, smart landscape design, the convenience of undercover off-street parking and a thoughtful list of standard inclusions.

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 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.





Modern, forward-thinking and creative homes for those that know and appreciate quality.

The Saratoga townhouse collection provides the perfect balance of style, comfort and convenience. These stunning architect designed homes feature:

- Modern two-storey living
- Quality European inspired stainless steel kitchen appliances
- The warmth and beauty of timber flooring
- Private outdoor spaces
- Sustainable elements, with a minimum six-star energy rating and recycled water connections (washing and flushing)
- Ducted gas heating to living and bedrooms
- Low maintenance landscape design
- The convenience of off-street undercover car parking;
- A thoughtful list of inclusions, which means little more to do than move right in.

With a choice of two, three or four bedroom residences, the Saratoga townhouse collection provides the perfect new home buying opportunity for singles, couples or growing families.







Coda 3, Lots 19 & 20, Nina 4, Lots 21 & 22

## Coda 3

3  2.5  2 

From 164.66m<sup>2</sup>

Coda 3 offers contemporary, low-maintenance three-bedroom townhouse living.

Downstairs features a stylish living room designed to maximise space and natural light, a powder room, laundry and open plan kitchen dining space that looks out onto a private light-filled courtyard space.

Upstairs is home to the master bedroom with a private ensuite, two equally spacious bedrooms and a main bathroom that comes with the pleasure of a full-size bath.





## Nina 4

4  2.5  2 

From 184.74m<sup>2</sup>

Nina 4 offers generous four-bedroom townhouse living. A stylish and well-appointed kitchen and spacious open plan living room connect to a private courtyard oasis at the rear of the property.

While upstairs is the master bedroom with a private ensuite, the second and third bedrooms and the main bathroom, which has the luxury of a full-sized bath.

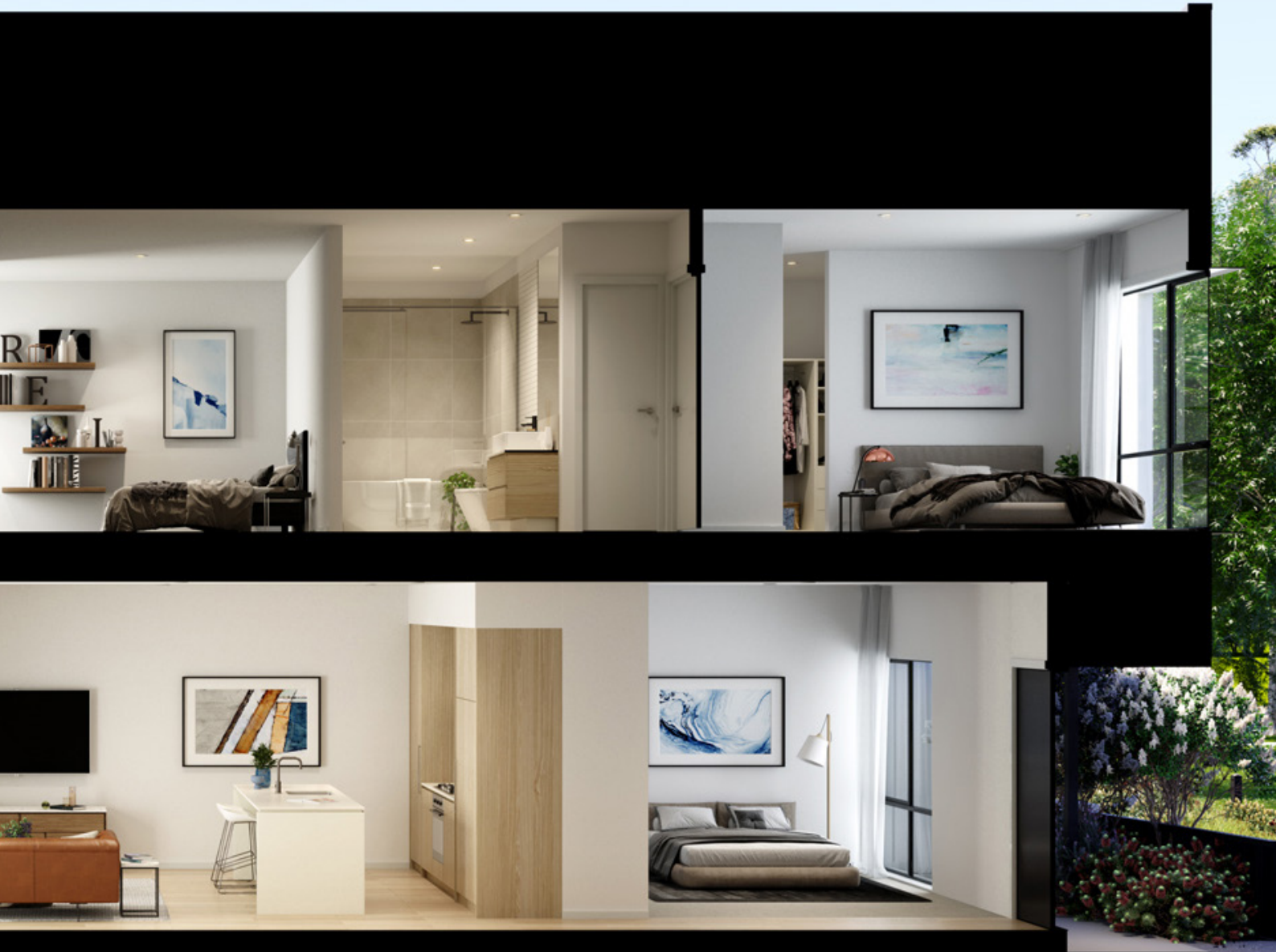






Saratoga Townhouses





Artist's Impression of Nina 4 sectional view



Nina 4, Lot 4; Coda 2, Lot 5; & Coda 3, Lot 6

## Coda 2

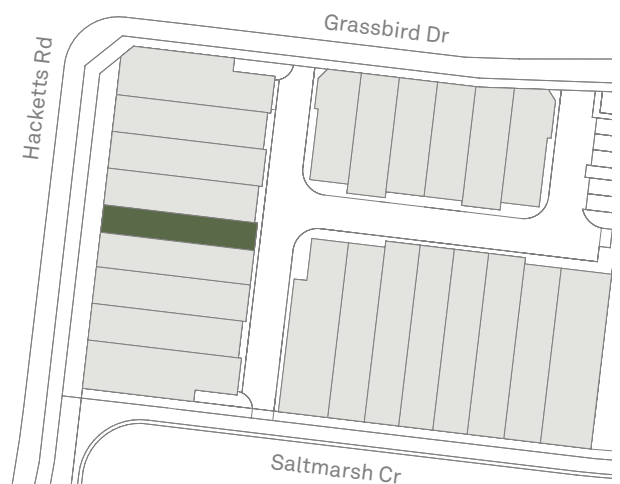
2  1  1 

127.37m<sup>2</sup>

Coda 2 is an affordable, low-maintenance and modern two-bedroom townhouse made for living.

With clever use of space, the downstairs features a stylish living room bathed in natural light, a powder room, and a separate kitchen and open-plan dining area that's complemented by a private and relaxing outdoor courtyard space.

Upstairs is home to two generously sized bedrooms and the main bathroom, the hero of which is a full-size bath that provides a moment for peace in the everyday.







Nova 3, Lots 10 & 11

## Nova 3

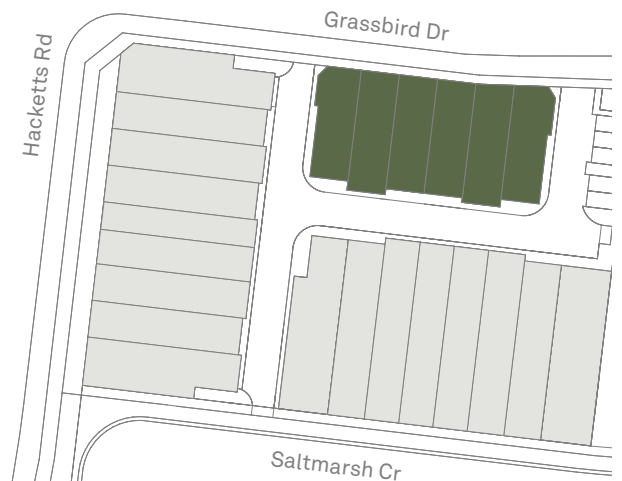
3  2  2 

From 181.05m<sup>2</sup>

Nova 3 offers well-appointed three-bedroom townhouse living.

Nova 3 offers an elevated way of life, with spacious upstairs living areas connecting to a light-filled and covered balcony area for year-round entertaining. The main bathroom and second and third bedrooms are also located on the upper floor.

While downstairs, the master bedroom enjoys a private ensuite and sliding doors that connect to a secluded outdoor garden porch.











Artist's Impression of Nova 3 sectional view



Kitchen Space

## Interiors

Discover relaxed living spaces of generous proportion, designer kitchens with integrated stainless steel appliances, thoughtful storage solutions and a seamless connection to private outdoor spaces — some of the hallmarks of the Saratoga townhouse collection.

Bathed in natural light, these thoughtfully crafted, architect-designed townhouses are further enhanced by an interior designer's choice of high-quality fixtures and fittings, superior appliances, warm natural tones and luxury finishes.

Modern in appearance yet providing relaxed stylish and comfortable living, Saratoga Townhouses offer enduring, low maintenance spaces you'll love to make your own.







Living Space



Bathroom

Interiors



Living Space





Anchorage Marina, Williamstown

## Enjoy the Best of the West

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.





Local Cafe, Point Cook



Nelson Place, Williamstown



Specialty Store, Point Cook

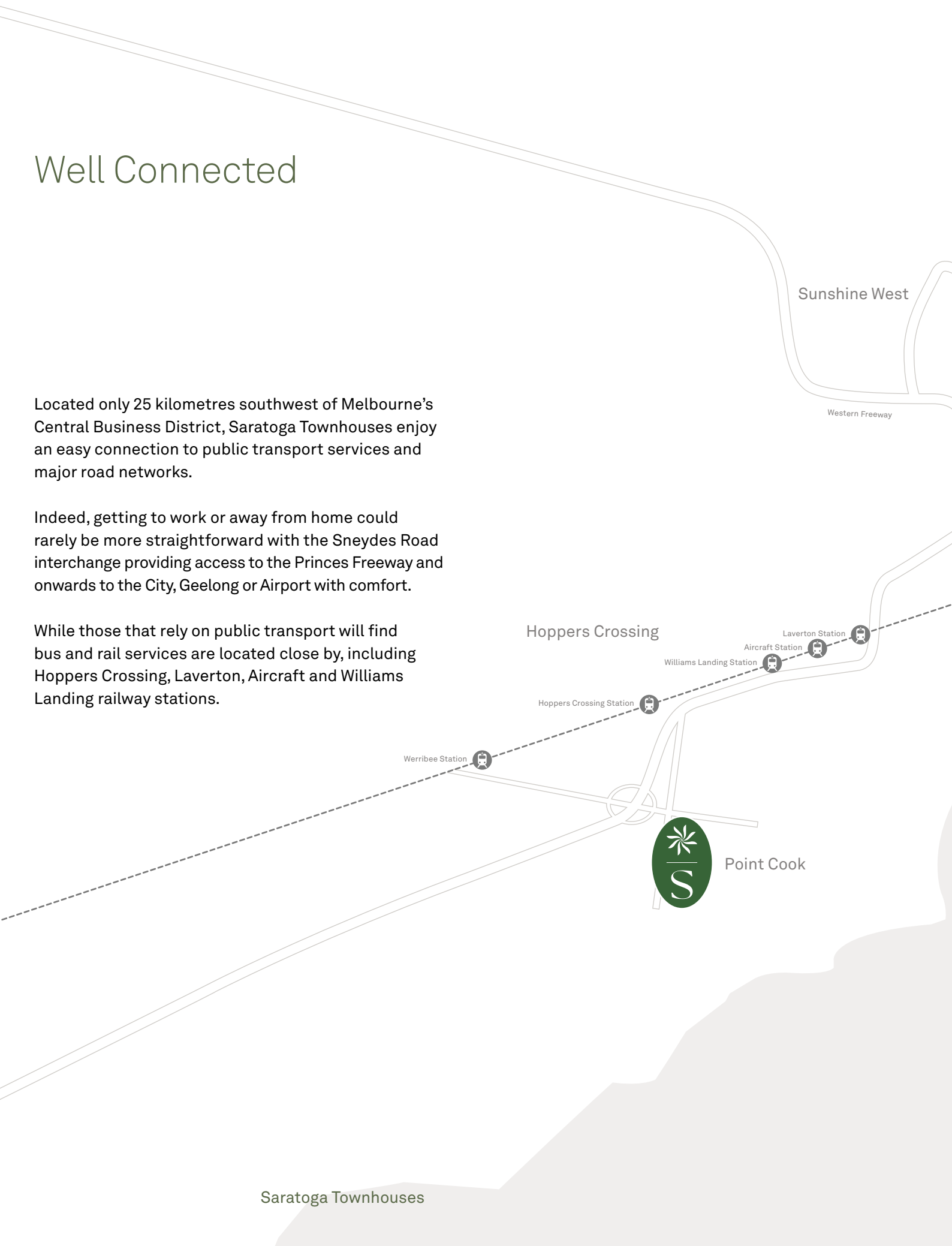
Location

# Well Connected

Located only 25 kilometres southwest of Melbourne's Central Business District, Saratoga Townhouses 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.



Saratoga Townhouses





Western Ring Road



Melbourne CBD



City Ring

Princes Freeway

Port Melbourne

Williamstown

Altona

St Kilda

Malvern East

Monash Freeway

Nepean Highway

Port Phillip Bay

Brighton

Hampton

Sandringham

Black Rock

Beaumaris

Location



Saratoga Club

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



Saratoga Club Locker Room



Saratoga Townhouses





Saratoga Club Pool



Saratoga Club Gym

Townhouse owners have exclusive access to Saratoga Club, a multimillion-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.

The Saratoga Clubs lifestyle precinct features

- A state-of-the-art club facility
- Architecture and interior design by SJB Architects
- Private gym and fitness facilities
- A heated indoor swimming pool
- Outdoor pool deck
- Children's splash pad
- Childcare centre





Saratoga Parkland



Saratoga Child Care

Saratoga Townhouses are 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.

Saratoga's 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
- Established native habitat















# Saratoga's stunning 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.

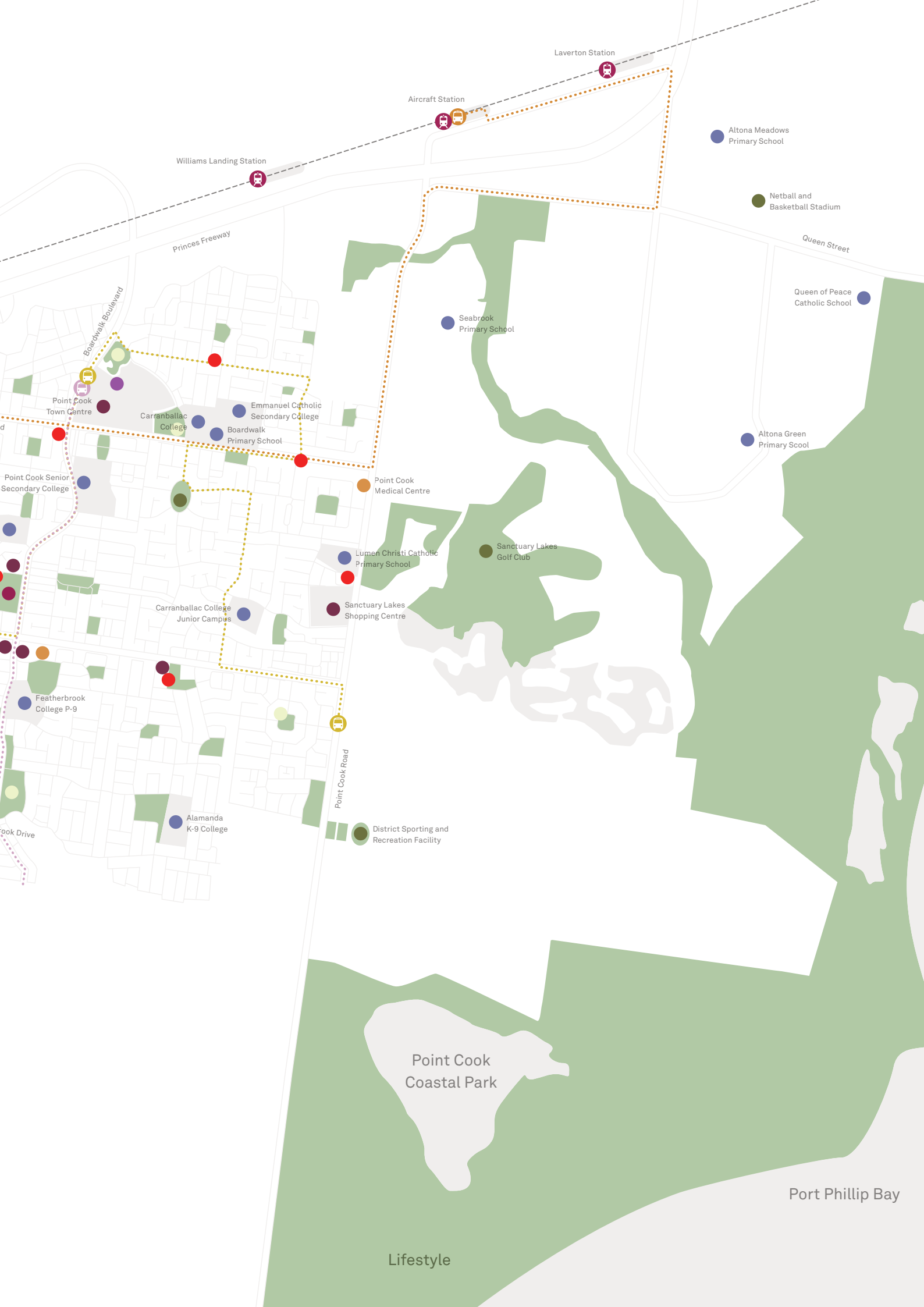
A focal point for the community, the town centre is home to a selection of major retail tenancies such as Coles, Woolworths and Rebel Sport as well as an eclectic mix of over 120 speciality stores.

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.

- |  |  |
|--|--|
|  Train Station    |  Schools    |
|  Bus Route 416    |  Child Care |
|  Bus Route 495    |  Library    |
|  Bus Route 498    |  Parks      |
|  Shopping Centres |  Recreation |







Laverton Station

Aircraft Station

Williams Landing Station

Princes Freeway

Queen Street

Boardwalk Boulevard

Point Cook Town Centre

Carranballac College

Emmanuel Catholic Secondary College

Boardwalk Primary School

Point Cook Medical Centre

Lumen Christi Catholic Primary School

Sanctuary Lakes Golf Club

Carranballac College Junior Campus

Sanctuary Lakes Shopping Centre

Featherbrook College P-9

Point Cook Road

Alamanda K-9 College

District Sporting and Recreation Facility

Altona Meadows Primary School

Netball and Basketball Stadium

Queen of Peace Catholic School

Seabrook Primary School

Altona Green Primary School

Point Cook Coastal Park

Port Phillip Bay

Lifestyle





# 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.









