





## YOUR ESCAPE FROM THE EVERYDAY

### Welcome to Saratoga, Point Cook.

From the moment you pass through the beautifully designed entranceway 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, or catch up with your friends and neighbours.

And for those that like to stay fit and healthy, Saratoga provides residents with an all-seasons swimming pool and the luxury and exclusivity of a private, fully equipped health and fitness facility.

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



## HOMES OF DISTINCTION

Saratoga is set to become a prestigious residential neighbourhood distinguished by high quality and well-designed contemporary homes.

With an emphasis on modern family living and a vision for superior design and individuality, Saratoga offers a selection of land sizes and level home sites that provide the perfect landscape for your distinctive home.









RELAX. UNWIND. RENEW

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

At the heart of the Saratoga community is a private, residents-only community and recreational centre.

Designed by the award winning SJB Architects, this multi-million dollar community centre celebrates health and wellbeing in all its forms and is home to a fully equipped, state of the art gym and swimming pool.

For those that exercise for relaxation, this private space provides you with the opportunity to work-out in the comfort and privacy of your very own recreational facility and all only a short walk, run or ride from your home.









## AN ENTERTAINING LIFE

Your exercise complete, it's 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 a casual dining experience, with a stripped back interior and a refined quality of service that is smart, attentive and personable.

After a busy week, residents 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 up 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.



## LOCATION

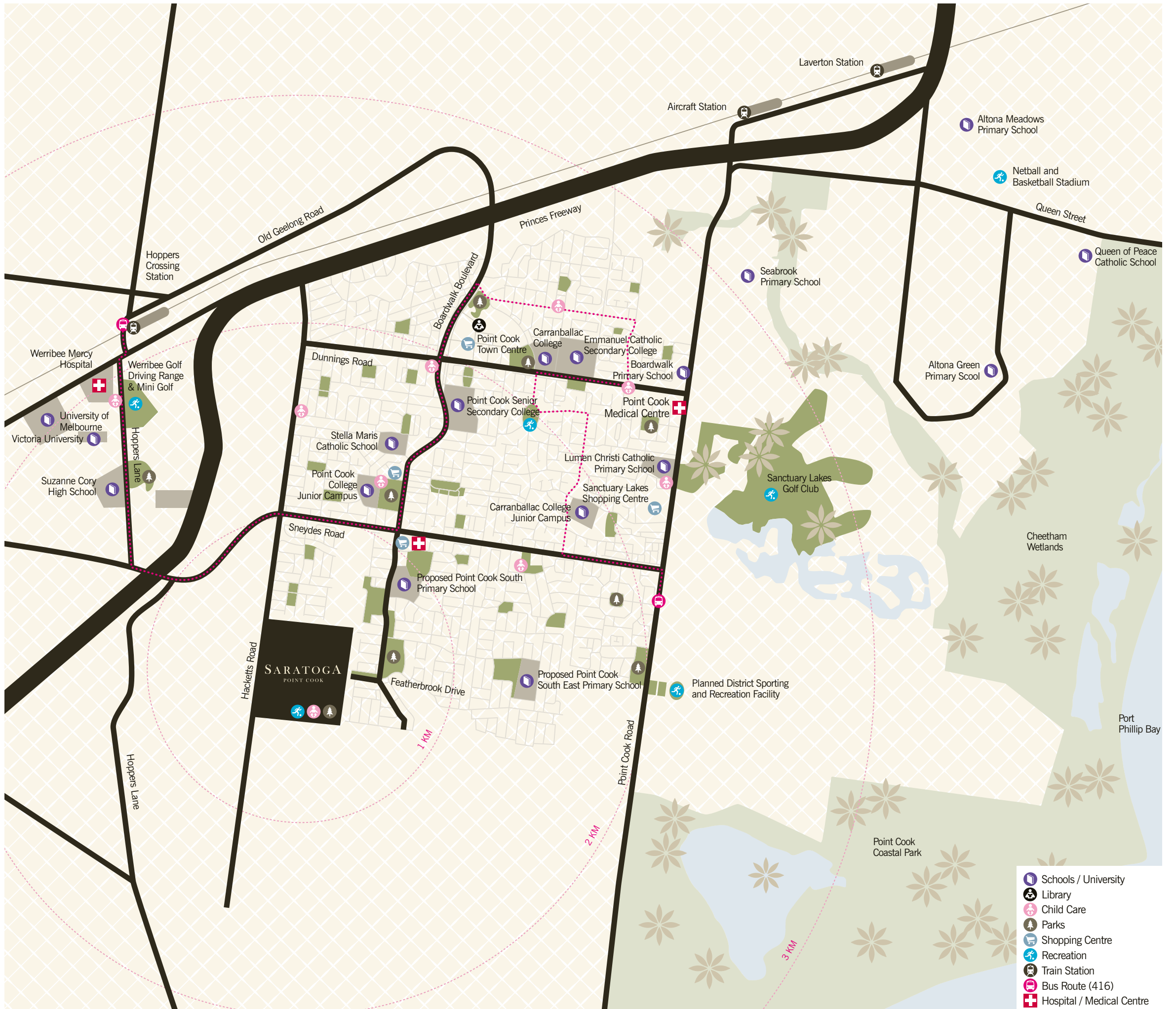
Saratoga is a home that offers all the seclusion of a private resort-like retreat, yet is only moments from the vibrant town centre of Point Cook.

The town centre is a focal point for the Point Cook community, providing the convenience of major retail tenants, and the inspiration of over 120 specialty stores which include an eclectic mix of fashion, home wares, accessories and the very best in 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.

Saratoga is approximately 25 kilometers from the CBD via the Princes freeway.





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









## ADVENTURE AFIELD

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 providing 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.





## PEACE OF MIND

The Saratoga community and residents centre will be managed by an owners corporation and supported by the appointment of a dedicated owners corporation manager.

Professional owners corporation management ensures the community and recreational facilities and other communal areas of Saratoga will be operated and maintained to the highest of standards.

With a private gardening service maintaining the nature strips and public garden spaces, all that's left to do is relax and enjoy your Saratoga lifestyle.





**A BACKYARD YOUR  
FAMILY CAN GROW  
UP WITH**

At Saratoga we have designed beautiful parks and gardens, providing residents with hectares of green, open space for healthy outdoor living.

Through the centre of Saratoga runs a spectacular water-garden and ribbon park, which features large-scale urban artworks and a series of footbridges that provide a direct connection to Saratoga's recreational precinct.

Here you can ride a bike, take a leisurely walk or watch the native birds make their homes in the wetland habitat.

The water-gardens and main park at Saratoga will feature:

- A basketball half court
- Covered BBQ area
- Children's playgrounds and play equipment
- Large-scale urban artworks
- Natural grassed amphitheatre
- Re-generated wetlands
- Bike paths and walking trails









## MODERN. FAMILY.

Designed with your family and the environment in mind, be inspired by Saratoga's very own lifestyle precinct.

Designed by SJB Architects, our lifestyle precinct will be home to a multi-million dollar recreation and community centre with a state-of-the-art gym, a cafe/wine bar, an indoor swimming pool, outdoor toddlers pool and multi-purpose function room - the perfect place to celebrate special family occasions.

For those planning to grow their family, life will be a little easier thanks to a purpose built childcare facility right here within the grounds of our new community.

### Featuring:

- Designed by SJB
- Private gym
- Indoor and outdoor pools
- Childcare centre
- Cafe/wine bar
- Multi-purpose function venue
- Functional outdoor meeting areas









## PROJECT ARCHITECTS



Wolfdene has partnered with leading architects SJB to create a recreational facility that combines aesthetically stunning design with outstanding functionality.

Established in 1976, SJB Architects provide innovative design solutions that contribute in a sustainable, responsible and considered way to the environment around us.

SJB boasts a multi-award winning portfolio of projects including the RACV Healesville Country Club, The Royce Hotel, and Heritage Golf Club.





RACV Healesville Country Club



RACV Healesville Country Club



Cranbourne Golf Club





SARATOGA  
POINT COOK





PROJECT DEVELOPER



Wolfdene is a creative, privately owned Melbourne based developer that believes each project demands a customised development approach.

Because all developments are different, we bring our communities to life with their own unique personality and style, creating inspiring and desirable residential estates with a clear point of difference in a competitive market.

This individuality is underpinned by a commitment to maintaining a consistent standard of quality across every stage of every project we undertake.

Modern development methods supported by leading edge technology enables us to build ideal living environments in functional and cost effective forms, maximising and protecting the value of your investment.

We partner with the industry's most highly regarded consultants such as SJB Architects, Roberts Day Urban Design, MDG Landscape Architects, Oliver Hume Real Estate Group, Watsons and an array of Melbourne's best building companies.

**Wolfdene – Developing with difference**  
[www.wolfdene.com.au](http://www.wolfdene.com.au)





Wolfdene green is a unique initiative designed to maximize the presentation of all Wolfdene developments.

A team of specialist in-house landscapers and maintenance crews deliver a difference in quality that is recognizable from the moment you see it – now and in the future.





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