

SARATOGA

APARTMENTS

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

FEATURES & INCLUSIONS

KITCHEN

- Quality European style kitchen appliances:
- Stainless steel semi-integrated dishwasher
- 600mm gas cooktop, 4 hob burner
- 600mm 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
- Carpet to living and bedroom areas
- Porcelain floor tiles to kitchen and wet areas
- 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
- Split systems to living and master bedroom

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 Zinalume 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 3m² over bonnet storage

SUSTAINABLE DESIGN ELEMENTS

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

COMMUNAL FACILITIES

- 72m² Community garden
- Bicycle parking area
- Visitors Car Parking

UPGRADES

KITCHEN PACKAGE UPGRADES

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

COOLING UPGRADES

- Ceiling fans to bedroom

FIXING, FITTINGS AND SURFACES

- Including single or double blinds, screen door, security door and alarm, bathroom wall tiles, wardrobe and tapware.
- Timber flooring on ground floor apartments only.



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