



SARATOGA

\$818,806*

1355 NEPEAN HWY, CHELTENHAM

Block Size: 16.28m x 39.62m

Land Size: 645.01m²

- Cattan Facade
- Square set cornice to ground floor main living areas
- Smeg appliances
- Parisi Tapware throughout
- Feature Caesarstone to island bench
- French Oak Engineered Timber Flooring
- Tile upgrades throughout

The house you are viewing has been built to suit the requirements of the site, Council regulations and the clients' lifestyle. Each council has its own regulations and every block has its own opportunities and limitations. Somerset Homes can advise you on what is possible on your land and work with you to create the best personalised solution.

* Excludes site costs

Saratoga

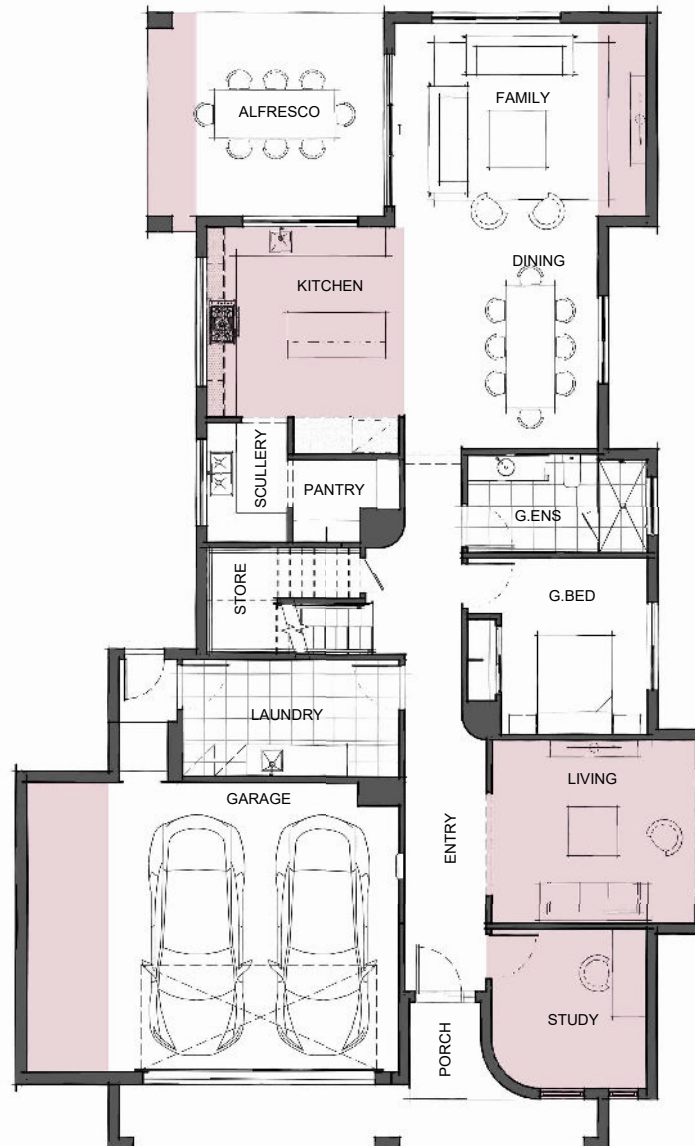
Cattan Facade

ENTRY	1.70	x	5.61
PORCH	2.68	x	2.59
GARAGE	7.70	x	6.00
KITCHEN	4.10	x	4.69
LAUNDRY	4.50	x	2.43
SCULLERY	1.67	x	2.50
DINING	4.00	x	4.69
FAMILY	5.20	x	4.01
G.BED	3.71	x	3.63
G.ENS	3.17	x	1.95
ALFRESCO	4.89	x	4.52
LIVING	4.21	x	3.82

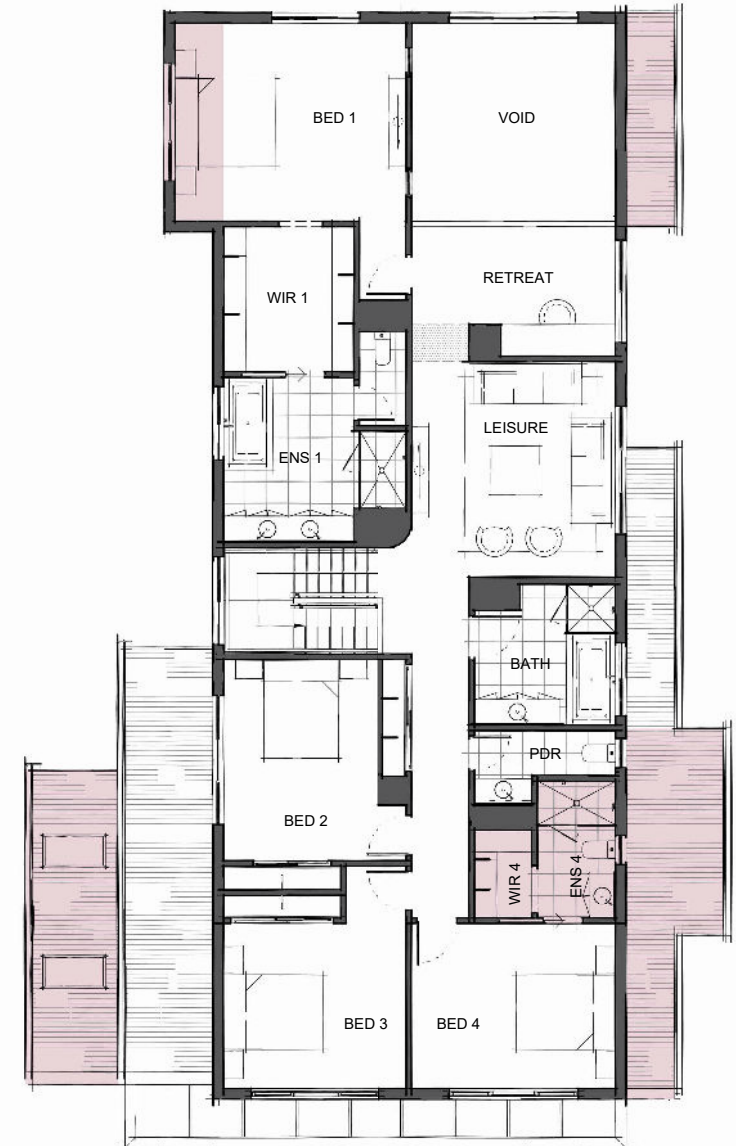
BED 4	4.20	x	3.41
BED 3	3.80	x	4.61
WIR 1	2.69	x	3.00
ENS 1	3.80	x	3.43
BED 2	3.80	x	4.15
WIR 4	1.20	x	1.85
ENS 4	1.62	x	2.85
LEISURE	4.20	x	4.47
RETREAT	4.20	x	2.68
BATH	2.91	x	2.90
PDR	2.91	x	1.55
VOID	4.20	x	4.11
BED 1	4.80	x	5.73

Overall Length	23.360m
Overall Width	14.195m
House Area Total	437.31m ²
House Squares	47.07sq

Refer to working drawings for full dimensions.
© Copyright Somerset Homes 2025
Carter Grange Homes Pty. Ltd. Builders Registration #CDB-U 49634



Ground Floor



First Floor