

PATHWAYS

SAILORS BAY

LUXURY SUITE WITH BALCONY

ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	Yes
SIZE EXCLUDING ENSUITE:	31m ²

Room Description

Balcony Suites at Pathways Sailors Bay are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interior combines practicality and aesthetics with timeless elegance and local influences.

Each room features modern designer furniture including dining table, dining chairs, arm chairs or couch, coffee table, console and wall mounted flat screen TVs in both the lounge and bedroom area.

The bedroom area has an electric bed, bedside table and soft furnishings include bedspreads with throws and cushions. Floor reading lamps and specially commissioned artwork add a touch of sophistication. Each bathroom has an accessible shower with handrails, toilet, vanity, well appointed with stainless steel fixtures and contrast wall tiles creating a point of interest. Call bells next to the bed, toilet and shower ensure resident safety is paramount. Every room is air-conditioned with local climate control. Balcony Suites have direct access to a balcony with stunning district or garden views.



Pathways Sailors Bay
170 Sailors Bay Road, Northbridge NSW 2063

T. (02) 9917 7100 | F. (02) 9917 7199 | pathways.com.au/sailorsbay

Pathways Sailors Bay Pty Ltd ABN: 71 079 475 308

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SAILORS BAY

LUXURY SUITE WITH BALCONY

ROOM FEATURE STATEMENT

Updated: 1 April 2026

Amenity and Common Areas

All common areas are air conditioned. The lounge room approximating 50 square metres is carpeted and has a large flat screen television with access to Foxtel. The lounge area has direct access to a balcony (60m²) with exterior seating and stunning district views. Furnishings include elegantly designed couches and armchairs, throws and cushions, floor and table lamps. Colours of soft blues and greens were specifically chosen by the interior design team to create a sense of calm and wellbeing.

The adjacent dining room floor is natural stone with same soft furnishing colouring as the lounge. The table seating for four and the stunning upholstered chairs help to create an atmosphere that enhances the whole dining experience of sharing restaurant-quality dishes.

The library with seating and writing desk open out onto a large balcony (30m²) with modern outdoor furniture amongst landscaped gardens. Residents have access to designer gardens and courtyards on the ground floor.



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ROOM FEATURE STATEMENT

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Specific Accommodation and Design Features

Residents will have access to facilities including a cinema, Euroka Day Spa (30m²) which provides a tranquil setting to indulge in beauty and hair treatments, landscaped courtyards, private balconies and the Tram Espresso Café.

Our opulent private dining room is available for use by residents and their families to celebrate special family occasions. Our Executive Chef will prepare gourmet cuisine on site using only the freshest ingredients accompanied by a selection of wine or beer.

Artworks, soft furnishings and fixtures including floor lamps chosen by the design team ensure the high quality and functionality of the accommodation and communal spaces. Commissioned artwork of photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 1,375,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96% :	\$ 299.86
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 87.00



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LUXURY SUITE ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	Yes
SIZE EXCLUDING ENSUITE:	31m ²

Room Description

Luxury Suites at Pathways Sailors Bay are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interior combines practicality and aesthetics with timeless elegance and local influences. Elegant and modern designer furniture includes a dining table, dining chairs, arm chairs or couch, a coffee table, console and wall mounted flat screen TVs in both the lounge and bedroom area.

The bedroom area has an electric bed, bedside table and soft furnishings include bedspreads with throws and cushions. Floor reading lamps, specially commissioned artwork add a touch of sophistication. Each bathroom has an accessible shower with handrails, toilet, vanity, well appointed with stainless steel fixtures and contrast wall tiles creating a point of interest. Call bells next to the bed, toilet and shower ensure resident safety is paramount. Every room is air-conditioned with local climate control. Rooms have direct access to a balcony with stunning district or garden views.



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LUXURY SUITE ROOM FEATURE STATEMENT

Updated: 1 April 2026

Amenity and Common Areas

All common areas are air-conditioned. The lounge rooms approximating 50 square metres each are carpeted and have a large flat screen television with access to selected Foxtel channels and an in-house entertainment system.

One lounge area has direct access to a courtyard (60m²) with exterior seating and stunning landscaped gardens. Furnishings include elegantly designed couches and armchairs, throws and cushions, floor and table lamps. Colours were specifically chosen by the interior design team to create a sense of calm and wellbeing. The adjacent dining room floor is natural stone with same soft furnishing colouring as the lounge (50m²).

The table seating for four and the stunning upholstered chairs help to create an atmosphere that enhances the whole dining experience of sharing restaurant-quality dishes. Residents have access to landscaped designed gardens and three further courtyards on the ground floor.



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LUXURY SUITE ROOM FEATURE STATEMENT

Updated: 1 April 2026

Specific Accommodation and Design Features

Residents will have access to facilities including cinema, Euroka Day Spa (30m²) which provides a tranquil setting to indulge in beauty and hair treatments, landscaped courtyards, private balconies and the Tram Espresso Café.

Our opulent private dining room is available for use by residents and their families to celebrate special family occasions. Our Executive Chef will prepare gourmet cuisine on site using only the freshest ingredients accompanied by a selection of wine or beer.

Artworks, soft furnishings and fixtures including floor lamps chosen by the design team ensure the high quality and functionality of the accommodation and communal spaces. Commissioned artwork of photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 1,230,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96% :	\$ 275.87
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 87.00



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SAILORS BAY

PREMIUM GARDEN VIEW ROOM

ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	Yes
SIZE EXCLUDING ENSUITE:	20m ²

Room Description

Garden View Rooms at Pathways Sailors Bay are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interior combines practicality and aesthetics with timeless elegance and local influences. Elegant and modern designer furniture includes arm chairs or couch, a console and a wall-mounted flat screen TV.

The bedroom area has an electric bed, bedside table and soft furnishings include bedspreads with throws and cushions. Specially commissioned artworks add a touch of sophistication. Each bathroom has an accessible shower with handrails, toilet, vanity, well appointed with stainless steel fixtures and contrast wall tiles creating a point of interest.

Call bells next to the bed, toilet and shower ensure resident safety is paramount. Every room is air-conditioned with local climate control. Rooms have stunning views of the landscaped gardens.



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SAILORS BAY

PREMIUM GARDEN VIEW ROOM

ROOM FEATURE STATEMENT

Updated: 1 April 2026

Amenity and Common Areas

All common areas are air-conditioned. The lounge rooms approximating 50 square metres each are carpeted and have a large flat screen television with access to selected Foxtel channels and an in-house entertainment system.

One lounge area has direct access to a courtyard (60m²) with exterior seating and stunning landscaped gardens. Furnishings include elegantly designed couches and armchairs, throws and cushions, floor and table lamps. Colours were specifically chosen by the interior design team to create a sense of calm and wellbeing. The adjacent dining room floor is natural stone with same soft furnishing colouring as the lounge (50m²).

The table seating for four and the stunning upholstered chairs help to create an atmosphere that enhances the whole dining experience of sharing restaurant quality dishes. Residents have access to landscaped designed gardens and three further courtyards on the ground floor.



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SAILORS BAY

PREMIUM GARDEN VIEW ROOM

ROOM FEATURE STATEMENT

Updated: 1 April 2026

Specific Accommodation and Design Features

Residents will have access to facilities including a cinema, Euroka Day Spa (30m²) which provides a tranquil setting to indulge in beauty and hair treatments, landscaped courtyards, private balconies and the Tram Espresso Café.

Our opulent private dining room is available for use by residents and their families to celebrate special family occasions. Our Executive Chef will prepare gourmet cuisine on site using only the freshest ingredients accompanied by a selection of wine or beer.

Artworks, soft furnishings and fixtures including floor lamps chosen by the design team ensure the high quality and functionality of the accommodation and communal spaces. Commissioned artwork of photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 950,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) 7.96%:	\$ 213.72
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 79.00



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SAILORS BAY

PREMIUM GROUND FLOOR CORNER ROOM

ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	No
SIZE EXCLUDING ENSUITE:	19m ²

Room Description

Premium Rooms at Pathways Sailors Bay are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interior combines practicality and aesthetics with timeless elegance and local influences. Elegant and modern designer furniture includes arm chairs or couch, a console and a wall-mounted flat screen TV.

The bedroom area has an electric bed, bedside table and soft furnishings include bedspreads with throws and cushions. Specially commissioned artworks add a touch of sophistication. Each bathroom has an accessible shower with handrails, toilet, vanity, well-appointed with stainless steel fixtures and contrast wall tiles creating a point of interest. Call bells next to the bed, toilet and shower ensure resident safety is paramount.

Every room is air-conditioned with local climate control. Rooms have stunning views of the landscaped gardens and courtyards.



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SAILORS BAY

PREMIUM GROUND FLOOR CORNER ROOM ROOM FEATURE STATEMENT

Updated: 1 April 2026

Amenity and Common Areas

All common areas are air-conditioned. The lounge rooms approximating 50 square metres each are carpeted and have a large flat screen television with access to selected Foxtel channels and an in-house entertainment system.

One lounge area has direct access to a courtyard (60m²) with exterior seating and stunning landscaped gardens. Furnishings include elegantly designed couches and armchairs, throws and cushions, floor and table lamps. Colours were specifically chosen by the interior design team to create a sense of calm and wellbeing. The adjacent dining room floor is natural stone with same soft furnishing colouring as the lounge (50m²).

The table seating for four and the stunning upholstered chairs help to create an atmosphere that enhances the whole dining experience of sharing restaurant quality dishes. Residents have access to landscaped designed gardens and three further courtyards on the ground floor.



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SAILORS BAY

PREMIUM GROUND FLOOR CORNER ROOM ROOM FEATURE STATEMENT

Updated: 1 April 2026

Specific Accommodation and Design Features

Residents will have access to facilities including a cinema, Euroka Day Spa (30m²) which provides a tranquil setting to indulge in beauty and hair treatments, landscaped courtyards, private balconies and the Tram Espresso Café.

Our opulent private dining room is available for use by residents and their families to celebrate special family occasions. Our Executive Chef will prepare gourmet cuisine on site using only the freshest ingredients accompanied by a selection of wine or beer.

Artworks, soft furnishings and fixtures including floor lamps chosen by the design team ensure the high quality and functionality of the accommodation and communal spaces. Commissioned artwork of photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 1,000,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96% :	\$ 224.62
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 87.00



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PREMIUM ROOM WITH BALCONY

ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	Yes
SIZE EXCLUDING ENSUITE:	19m ²

Room Description

Premium Balcony Rooms at Pathways Sailors Bay are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interior combines practicality and aesthetics with timeless elegance and local influences. Elegant and modern designer furniture includes arm chairs or couch, a console and a wall-mounted flat screen TV.

The bedroom area has an electric bed, bedside table and soft furnishings include bedspreads with throws and cushions. Specially commissioned artworks add a touch of sophistication. Each bathroom has an accessible shower with handrails, toilet, vanity, well appointed with stainless steel fixtures and contrast wall tiles creating a point of interest. Call bells next to the bed, toilet and shower ensure resident safety is paramount.

Every room is air-conditioned with local climate control. Rooms have direct access to a balcony with stunning district or garden views.



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PREMIUM ROOM WITH BALCONY

ROOM FEATURE STATEMENT

Updated: 1 April 2026

Amenity and Common Areas

All common areas are air-conditioned. The lounge rooms approximating 50 square metres each are carpeted and have a large flat screen television with access to selected Foxtel channels and an in-house entertainment system.

One lounge area has direct access to a courtyard (60m²) with exterior seating and stunning landscaped gardens. Furnishings include elegantly designed couches and armchairs, throws and cushions, floor and table lamps. Colours were specifically chosen by the interior design team to create a sense of calm and wellbeing. The adjacent dining room floor is natural stone with same soft furnishing colouring as the lounge (50m²).

The table seating for four and the stunning upholstered chairs help to create an atmosphere that enhances the whole dining experience of sharing restaurant quality dishes. Residents have access to landscaped designed gardens and three further courtyards on the ground floor.



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SAILORS BAY

PREMIUM ROOM WITH BALCONY

ROOM FEATURE STATEMENT

Updated: 1 April 2026

Specific Accommodation and Design Features

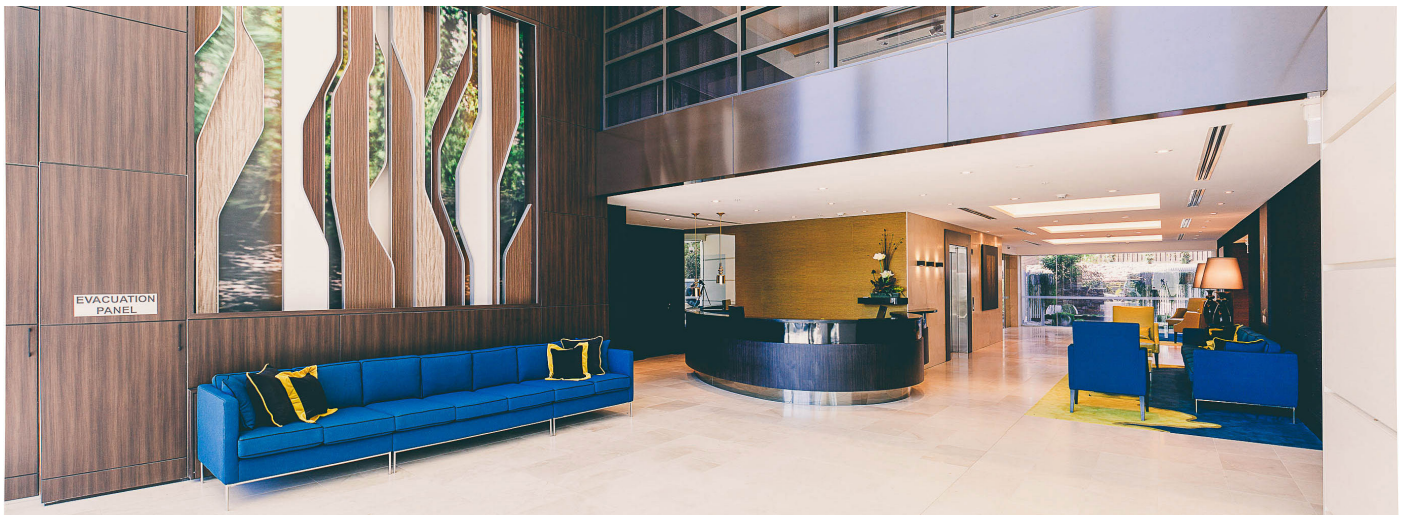
Residents will have access to facilities including a cinema, Euroka Day Spa (30m²) which provides a tranquil setting to indulge in beauty and hair treatments, landscaped courtyards, private balconies and the Tram Espresso Café.

Our opulent private dining room is available for use by residents and their families to celebrate special family occasions. Our Executive Chef will prepare gourmet cuisine on site using only the freshest ingredients accompanied by a selection of wine or beer.

Artworks, soft furnishings and fixtures including floor lamps chosen by the design team ensure the high quality and functionality of the accommodation and communal spaces. Commissioned artwork of photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 1,000,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96% :	\$ 224.62
ADDITIONAL/EXTRA SERVICE FEE (PER DAY)	\$ 87.00



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PREMIUM ROOM

ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	No
SIZE EXCLUDING ENSUITE:	20m ²

Room Description

Premium Rooms at Pathways Sailors Bay are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interior combines practicality and aesthetics with timeless elegance and local influences. Elegant and modern designer furniture includes arm chairs or couch, a console and a wall-mounted flat screen TV.

The bedroom area has an electric bed, bedside table and soft furnishings include bedspreads with throws and cushions. Specially commissioned artworks add a touch of sophistication. Each bathroom has an accessible shower with handrails, toilet, vanity, well-appointed with stainless steel fixtures and contrast wall tiles creating a point of interest. Call bells next to the bed, toilet and shower ensure resident safety is paramount.

Every room is air-conditioned with local climate control. Rooms have stunning views of the landscaped gardens and courtyards.



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PREMIUM ROOM ROOM FEATURE STATEMENT

Updated: 1 April 2026

Amenity and Common Areas

All common areas are air-conditioned. The lounge rooms approximating 50 square metres each are carpeted and have a large flat screen television with access to selected Foxtel channels and an in-house entertainment system.

One lounge area has direct access to a courtyard (60m²) with exterior seating and stunning landscaped gardens. Furnishings include elegantly designed couches and armchairs, throws and cushions, floor and table lamps. Colours were specifically chosen by the interior design team to create a sense of calm and wellbeing. The adjacent dining room floor is natural stone with same soft furnishing colouring as the lounge (50m²).

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SAILORS BAY

PREMIUM ROOM ROOM FEATURE STATEMENT

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Specific Accommodation and Design Features

Residents will have access to facilities including a cinema, Euroka Day Spa (30m²) which provides a tranquil setting to indulge in beauty and hair treatments, landscaped courtyards, private balconies and the Tram Espresso Café.

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Artworks, soft furnishings and fixtures including floor lamps chosen by the design team ensure the high quality and functionality of the accommodation and communal spaces. Commissioned artwork of photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 950,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96% :	\$ 213.72
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 87.00



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SAILORS BAY

LUXURY COUPLES SUITE

ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Shared Ensuite
MAXIMUM OCCUPANCY:	2 People
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	Yes
SIZE EXCLUDING ENSUITE:	35m ²

Room Description

Couples Suites at Pathways Sailors Bay are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interior combines practicality and aesthetics with timeless elegance and local influences. Elegant and modern designer furniture includes a dining table, dining chairs, arm chairs or couch a coffee table, console and wall mounted flat screen TVs in both the lounge and bedroom area.

The bedroom area has two electric beds, bedside tables and soft furnishings include bedspreads with throws and cushions. Floor reading lamps, specially commissioned artwork add a touch of sophistication. Each bathroom has an accessible shower with handrails, toilet, vanity, well-appointed with stainless steel fixtures and contrast wall tiles creating a point of interest.

Call bells next to the bed, toilet and shower ensure resident safety is paramount. Every room is air conditioned with local climate control. Rooms have views of the landscaped gardens and courtyards.



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SAILORS BAY

LUXURY COUPLES SUITE

ROOM FEATURE STATEMENT

Updated: 1 April 2026

Amenity and Common Areas

All common areas are air-conditioned. The lounge rooms approximating 50 square metres each are carpeted and have a large flat screen television with access to selected Foxtel channels and an in house entertainment system. One lounge area has direct access to a courtyard (60m²) with exterior seating and stunning landscaped gardens.

Furnishings include elegantly designed couches and armchairs, throws and cushions, floor and table lamps. Colours were specifically chosen by the interior design team to create a sense of calm and wellbeing. The adjacent dining room floor is natural stone with same soft furnishing colouring as the lounge (50m²).

The table seating for four and the stunning upholstered chairs help to create an atmosphere that enhances the whole dining experience of sharing restaurant-quality dishes. Residents have access to landscaped designed gardens and three further courtyards on the ground floor.



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LUXURY COUPLES SUITE

ROOM FEATURE STATEMENT

Updated: 1 April 2026

Specific Accommodation and Design Features

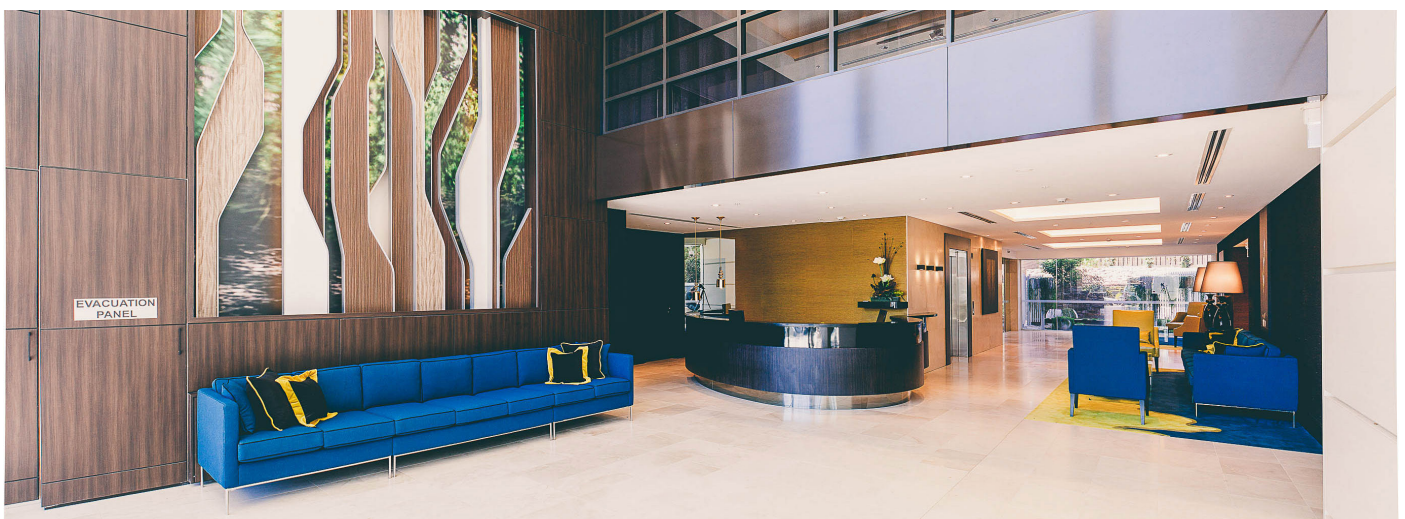
Residents will have access to facilities including a cinema, Euroka Day Spa (30m²) which provides a tranquil setting to indulge in beauty and hair treatments, landscaped courtyards, private balconies and the Tram Espresso Café.

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Artworks, soft furnishings and fixtures including floor lamps chosen by the design team ensure the high quality and functionality of the accommodation and communal spaces. Commissioned artwork of photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 1,850,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96% :	\$ 403.45
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 87.00



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