

## PREMIUM BALCONY ROOM

## ROOM FEATURE STATEMENT

Room Details

ROOM TYPE	Single room + private ensuite
MAXIMUM OCCUPANCY	1 Person
IS THE ROOM OR PART OF ROOM OFFERED ON AN EXTRA SERVICE BASIS?	No
SIZE EXCLUDING ENSUITE	19m <sup>2</sup>

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 a dining table, dining chairs, arm chairs or couch, a coffee table, console and 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 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 views of the landscaped gardens or district views.



Pathways Sailors Bay  
170 Sailors Bay Road Northbridge NSW 2063

T. (02) 9917 7100 | F. (02) 9917 7199 | [enquiries@pathways.com.au](mailto:enquiries@pathways.com.au) | [pathways.com.au/sailorsbay](http://pathways.com.au/sailorsbay)

Pathways Sailors Bay Pty Ltd ABN 88 815 481 749

# PATHWAYS

SAILORS BAY

## PREMIUM BALCONY ROOM

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#### 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's has direct access to a courtyard (60m<sup>2</sup>) 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 (50m<sup>2</sup>).

The table seating for 4 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 3 further courtyards on the ground floor.



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#### Specific Accommodation and Design Features

Residents will have access to facilities including cinema, Euroka Day Spa (30m<sup>2</sup>) provides a tranquil setting to indulge in beauty & hair treatments, landscaped courtyards, private balconies and 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 onsite 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 & communal spaces.

Commissioned artwork of photographs & paintings adorn the walls.

#### Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD)	\$ 795,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP)	\$ 108.47

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