



ARTIST'S IMPRESSIONS ONLY

**Bathla**



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**Lot 3**  
**1132 Richmond Road**  
**Marsden Park**

**Bathla**

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**Project Summary**

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Located in the heart of Marsden Park, this apartment development offers modern, functional living in Sydney’s fast-growing Northwest Corridor. With a focus on convenience, connectivity, and long-term value, the project is ideal for residents and investors looking to be part of a thriving and well-connected community.

### Project Summary

Address: 101 Ketley Circuit, Marsden Park, 2765  
(Lot 3, 1132 Richmond Road, Marsden Park)

Display Suit: 10 Dowse Avenue, Marsden Park

Total Apts: 72

No of Buildings: 1

Levels: 3

	1 Bed	2 Bed	3 Bed	Studio
TOTAL	20	36	12	4

Pricing - Studio starting from \$475k\*

Strata - approx. \$750 - \$1100

Council - approx. \$280-\$300 per qtr

Agerage Rental - \$670/wk (2 Bed)\*

### Amenities

#### Shopping & Retail

- **Elara Shopping Village** – Just minutes away, featuring a full-line Coles, medical centre, pharmacy, cafes, and specialty stores—ideal for daily convenience.
- **Marsden Park Home Centre** – Home to major retailers including **IKEA**, **Costco**, and **Bunnings**, offering a one-stop hub for home, lifestyle, and bulk shopping.
- **Sydney Business Park** – A large commercial precinct with big-brand outlets and ongoing development, contributing to the area’s growing economic activity.
- **Greenway Village Shopping Centre** – Features **Woolworths**, eateries, and essential services for residents.

#### Transport & Connectivity

- Easy access to **Richmond Road** and the **M7 Motorway**, connecting to key employment hubs and greater Sydney.
- Approx. 10–15 minutes’ drive to **Tallawong Metro Station**, providing direct rail access to Rouse Hill, Norwest, and beyond.
- **Schofields Station** – Located nearby, offering easy access to the T1 North Shore & Western Line, connecting directly to Parramatta, the Sydney CBD, and other key destinations.
- Local and regional bus routes servicing Marsden Park and nearby suburbs.

#### Education

- **Marsden Park Public School**
- **St Luke’s Catholic College**
- **Northbourne Public School**
- **Various childcare and early learning centres within close reach**

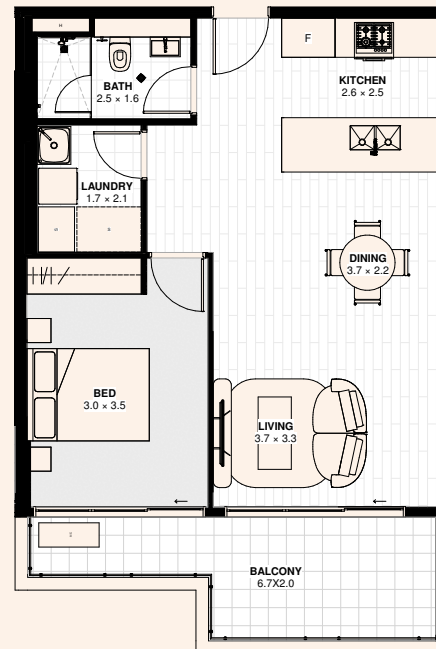
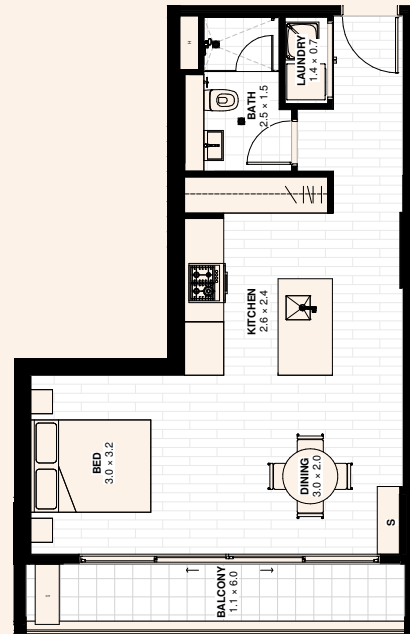
#### Parks & Recreation

- Local parks, open green spaces, and children’s playgrounds within walking distance.
- Proximity to **Elara Oval**, **Livvi’s Place**, and other family-friendly recreational facilities.
- Short drive to **Stonecutters Ridge Golf Club** and **Western Sydney Parklands**



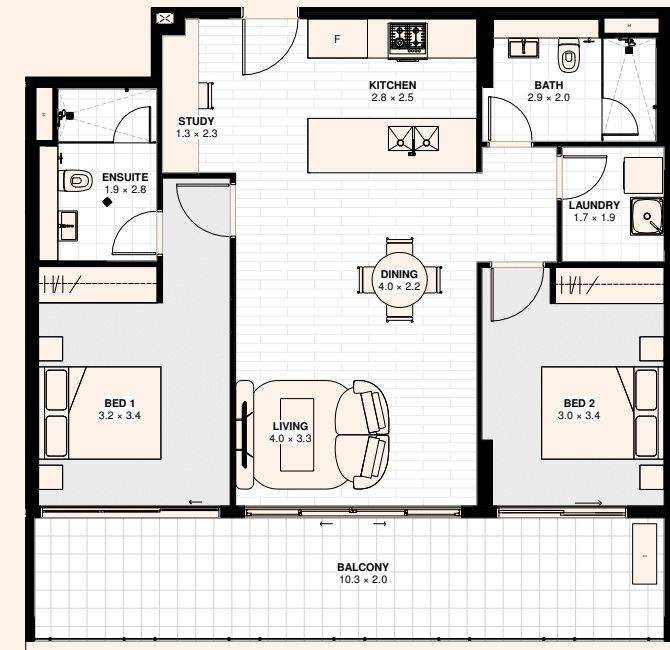
## Typical Floor Plan

### Studio & 1 Bedroom

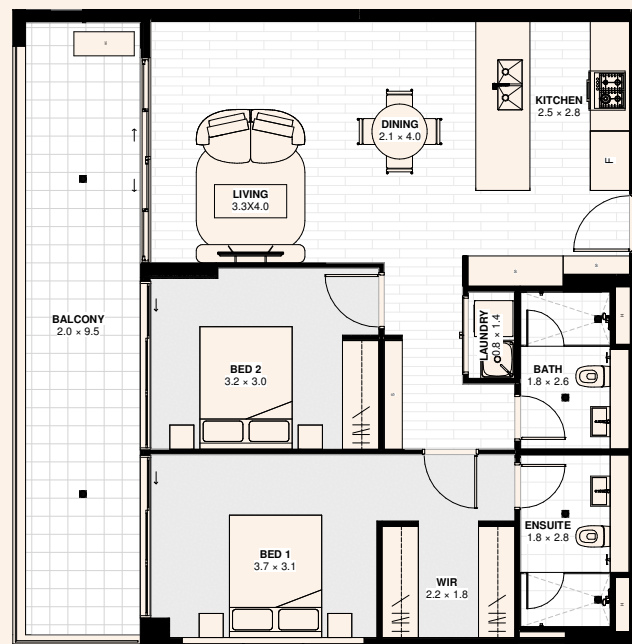


## Typical Floor Plan

### 2 Bedroom + Study



### 2 Bedroom



### 3 Bedroom

