



SANTARA

MARSDEN PARK

SOUTH SQ.

143, 149, 155 SOUTH ST

PROJECT FACT SHEET



Bathla

STYLE AND SUBSTANCE

Designed to appeal to a broad range of lifestyles, from first homebuyers to families and investors, South Sq. has something for everyone. Sun-soaked balconies provide the perfect setting in which to relax and unwind, while many of the residences open to beautifully private rooftop terrace framed by glass balustrade. A select few even enjoy their own private landscaped courtyard garden framed by a buffering of plants for privacy, while all apartments come with security parking, a storage cage and convenient lift access.



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*Artist impression



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Love where you live and look forward to coming home each day at South SQ. Discover a sense of serenity and retreat within this welcoming master planned community, set amid beautifully landscaped surrounds that create a backdrop of greenery. Developed with an eye for detail and an understanding of modern living, this collection of stylishly appointed apartments presents an exceptional new top location within thriving Marsden Park.

LIVE THE FUTURE NOW

*Artist impression

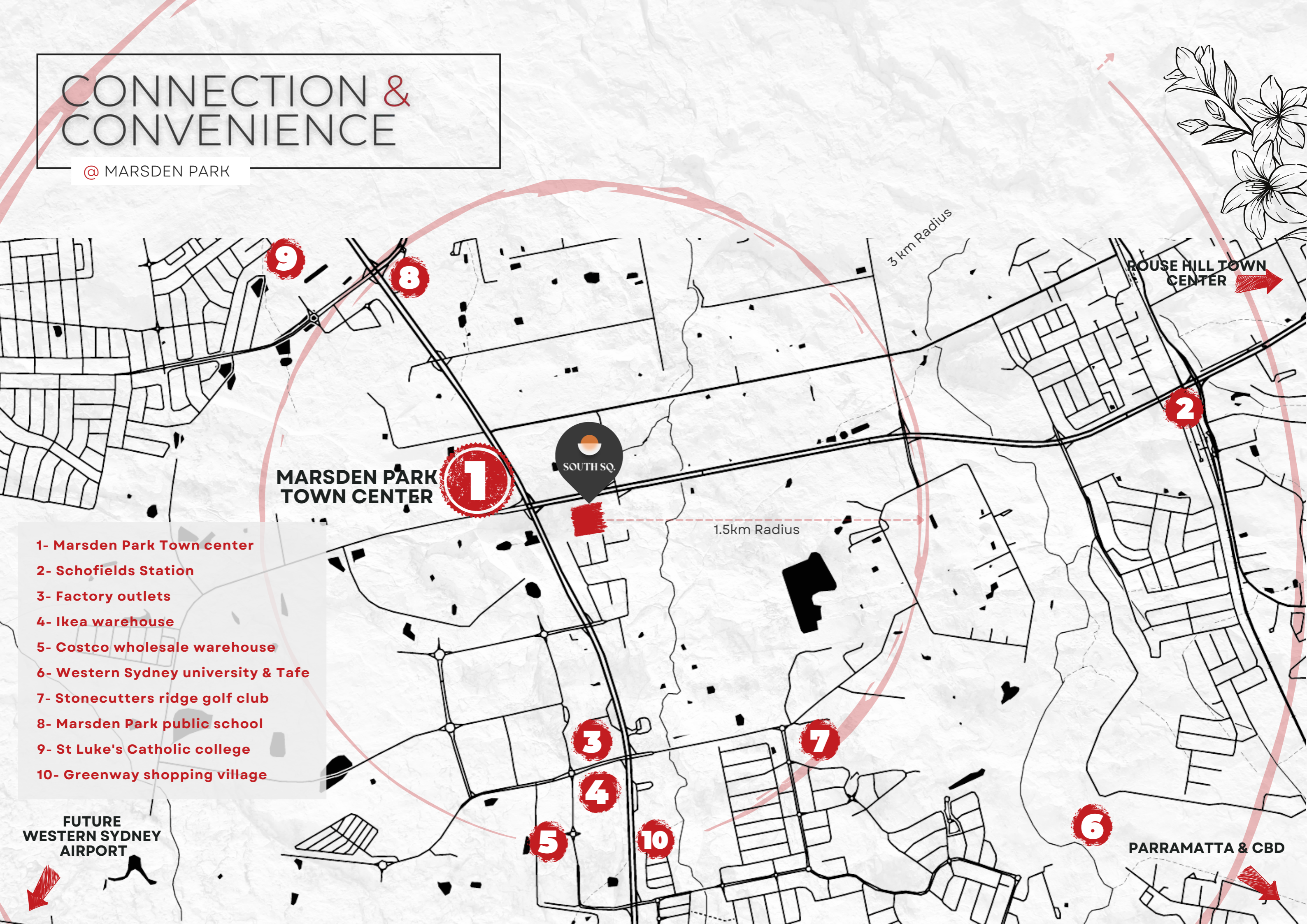
WARM AND INVITING

Intelligent design achieves a sense of space enhanced by tastefully appointed, sun-soaked interiors. Large sliding glass doors, oversized windows and glass-embraced balconies draw in natural light and allow the pleasant leafy outlook to take centre stage from every vantage point. Timber-look hybrid flooring adds warmth and texture to your surroundings while LED downlighting creates a moody ambience.



CONNECTION & CONVENIENCE

@ MARSDEN PARK



MARSDEN PARK TOWN CENTER

SOUTH SQ.

3 km Radius

1.5km Radius

ROUSE HILL TOWN CENTER

PARRAMATTA & CBD

- 1- Marsden Park Town center
- 2- Schofields Station
- 3- Factory outlets
- 4- Ikea warehouse
- 5- Costco wholesale warehouse
- 6- Western Sydney university & Tafe
- 7- Stonecutters ridge golf club
- 8- Marsden Park public school
- 9- St Luke's Catholic college
- 10- Greenway shopping village

FUTURE WESTERN SYDNEY AIRPORT

PARADISE FOR ENTERTAINMENT

@ MARSDEN PARK



Variety of shopping options



A BALANCE OF NATURE AND CONVENIENCE

Marsden Brewhouse



INSTANT ACCESSIBILITY

@ MARSDEN PARK



Marsden park town centre

- 50 m to future marsden park town centre

Education:

- 1.5 km to Marsden Park Public School (2 Mins drive)
- 2.8 km to St Luke's Catholic College (4 Mins drive)

Shopping Feature:

- 1.6 km to IKEA, Marsden Park
- 2 km to Aldi, Marsden Park
- 1.3 km to Bunnings Marsden Park
- 2.3 km to Costco, Marsden Park
- 2.4km to Greenway Village shopping centre

Transport:

- Marsden town center bus network
- Future rail transport at South Street
- 3 km to Schofields Station.
- 6.4 km to Tallawong Metro station

Employment centers:

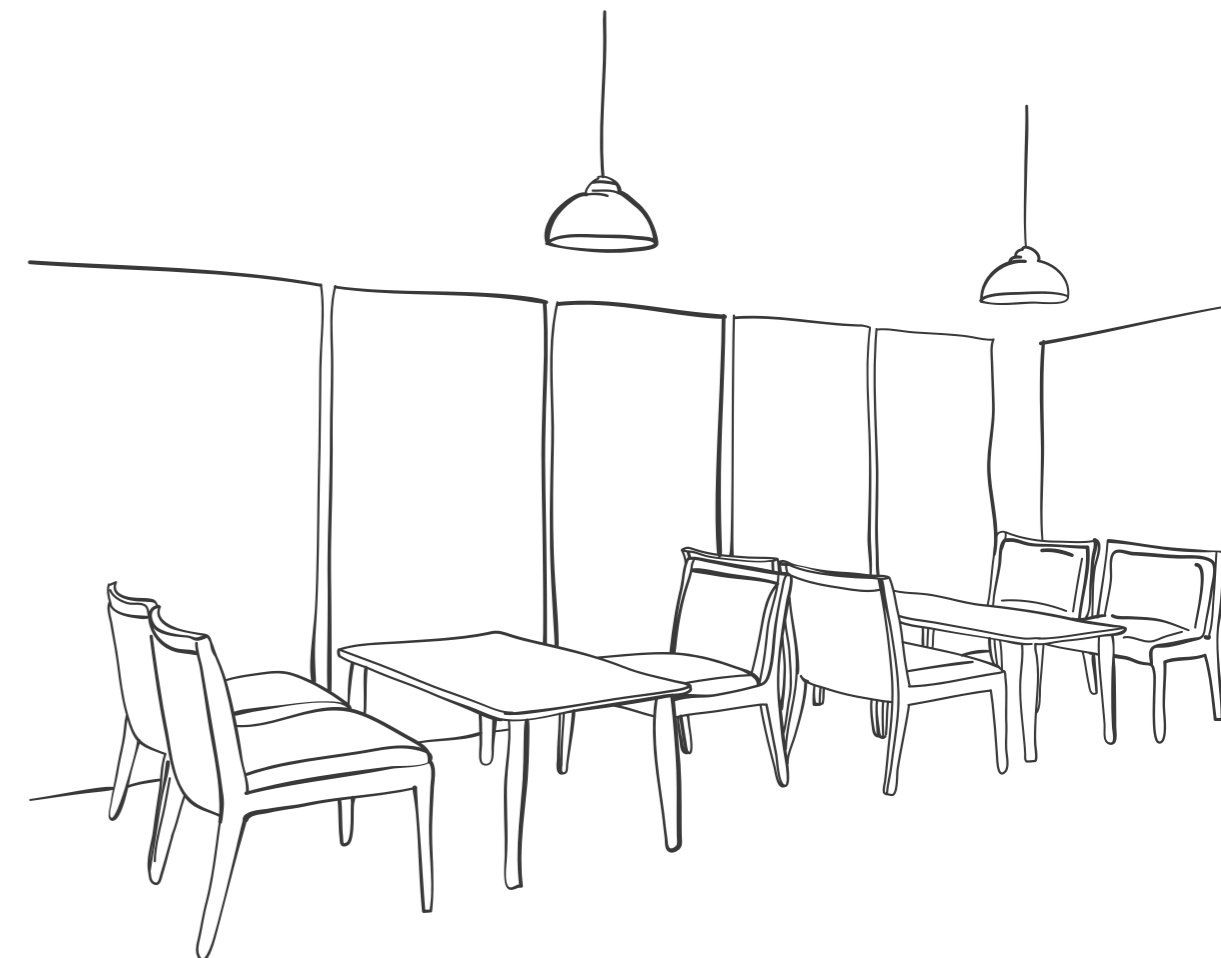
- 2.2 km to Sydney Business Park
- 6.6 km to Riverstone Business Park
- 11.5 km to Westplex Business Park
- 15.2 km to Norwest Business Park

Hospital:

- 16 km to Blacktown Hospital
- 20 km to Westmead Hospital

Leisure:

- 400m to the Grange Park
- 2.4 km to Stonecutters Ridge Golf Club
- 10 km to Sydney Zoo





PROJECT SPECIFICATIONS

- 143, 149, 155 SOUTH ST

PROJECT DESCRIPTION

Suburb: Marsden Park NSW 2765
 Site Address: 143, 149, 155 South St
 Project cateloge: Master-planned development
 Stages: 3 Stages developement
 Stage 1: 2 buildings with total 64 units
 Stage 2: 2 Buildings with total 62 units
 Stage 3: 3 Buildings with total 114 units
 Total units number: 240

TIMELINE- STAGE 1

- February 2022 - Stage 1 construction commenced

BUILDER/DEVELOPER

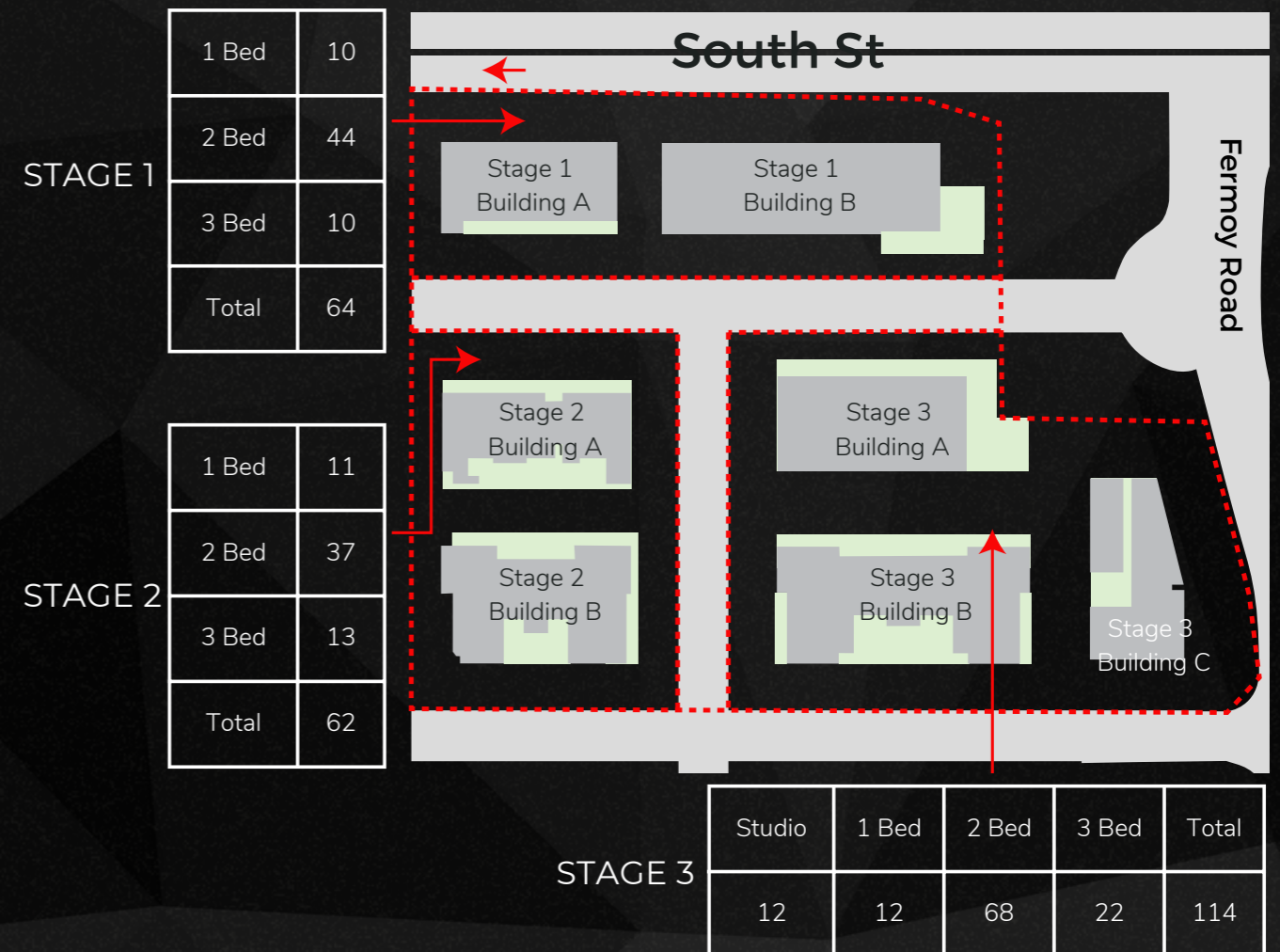
Bathla Group

ARCHITECT

Become



*Artist impression



DEVELOPMENT

STAGE MAP

SANTARA
MARSDEN PARK
SOUTH SQ.
STAGE 1
Bathla

SANTARA
MARSDEN PARK
SOUTH SQ.
STAGE 2
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SANTARA
MARSDEN PARK
SOUTH SQ.
STAGE 3
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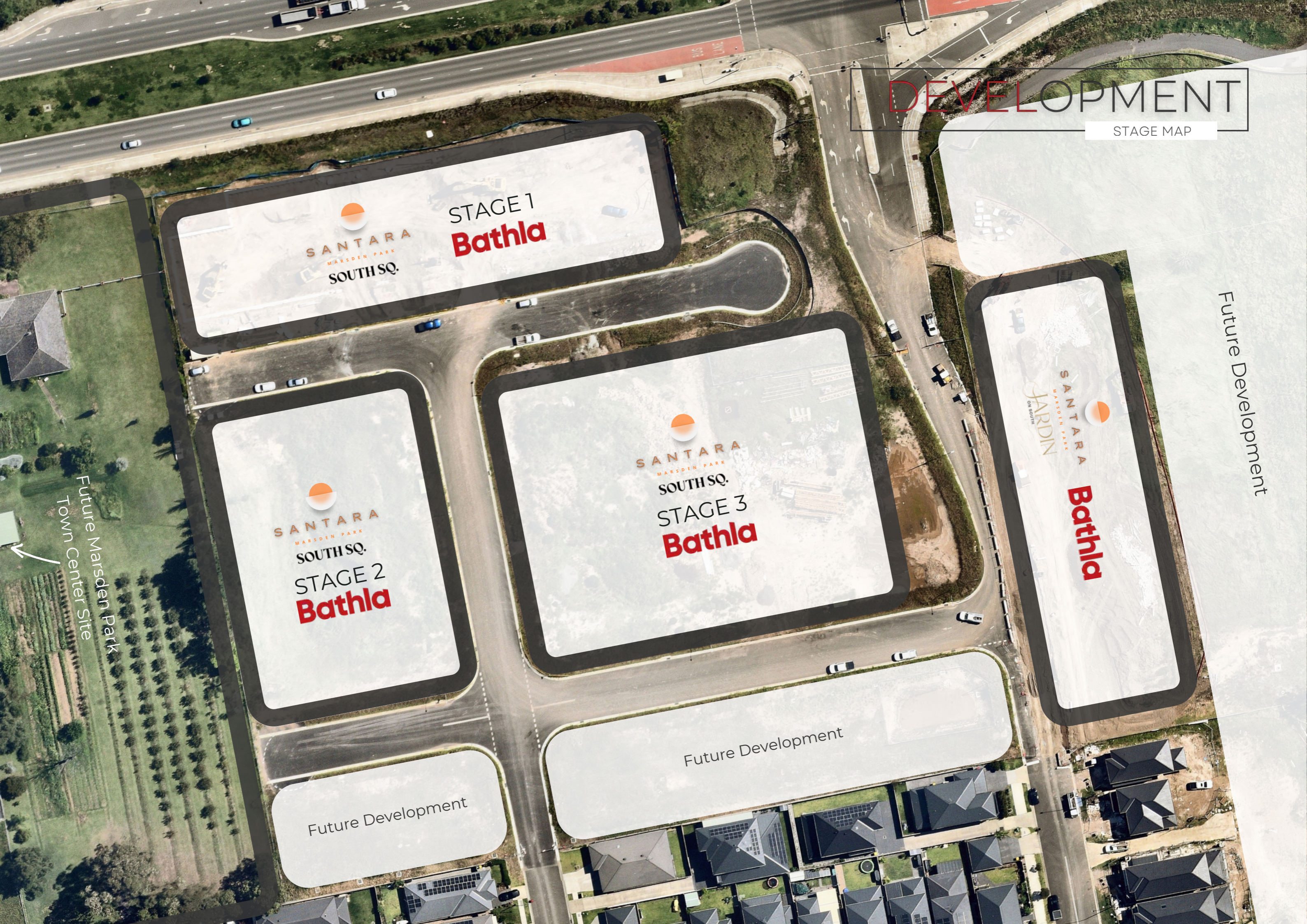
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MARSDEN PARK
JARDIN
ON SOUTH
Bathla

Future Development

Future Development

Future Development

Future Marsden Park
Town Center Site





SANTARA
MARSDEN PARK
SOUTH SQ.



*Artist impression

FACTS & FIGURES

ABOUT MARSDEN PARK



The Marsden Park Town Centre was first identified in 2013 in the NSW Government's plan for the Marsden Park Precinct. The future Town Centre is near the intersection of South Street and Richmond Road, Marsden Park and will provide jobs, housing and services for the new community.



NEW TOWN CENTER

The new community at Marsden Park will have a new town centre and two village centres



MORE GROW

The new community at Marsden Park will benefit from up to 10,300 new homes and the delivery of local amenities close to transport options



UP TO 3,000 NEW JOBS

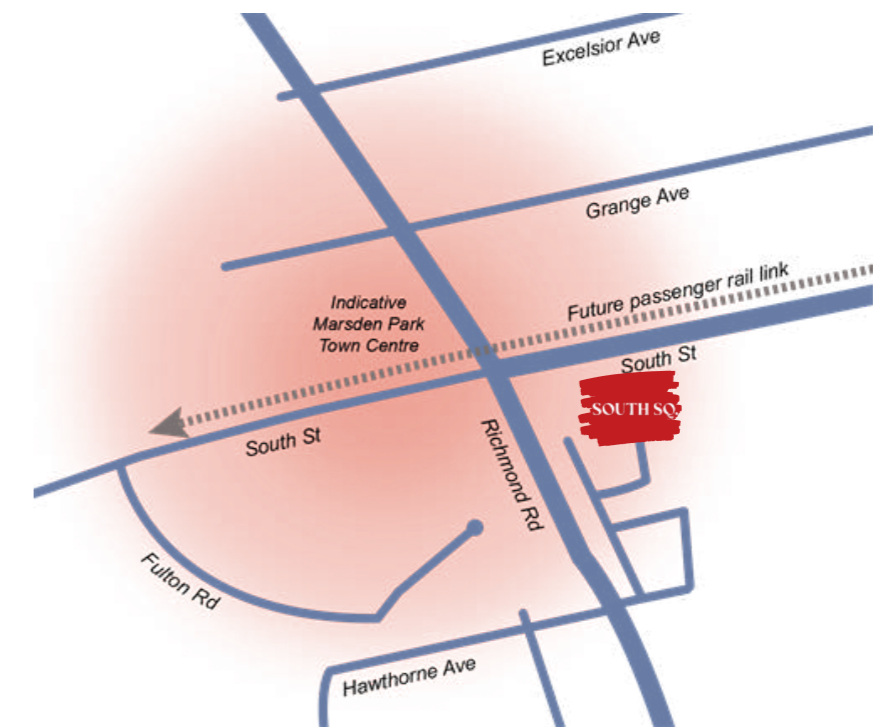
It is anticipated that Marsden Park will provide up to 3,000 new jobs, including 1,300 in the new town centre.



MORE OUTDOOR ACTIVITIES

Marsden park community will deliver 108 hectares of open space and recreation areas

*DATA FROM NSW PLANNING AND COUNCIL WEBSITE



The NSW Government has identified a future passenger rail link between Tallawong and St Marys in the Future Transport Strategy 2056, the Greater Sydney Region Plan: A Metropolis of Three Cities and the Central City District Plan. A corridor for the transport link has already been preserved on State Environmental Planning Policy 2006 from Tallawong to Marsden Park. This corridor will be extended to St Marys and the Western Sydney Airport to provide much needed transport for the growing population in the North West Growth Area.



SCHEDULE OF FINISHES

SOUTH SQ.



KITCHEN

Bench top	40mm stone bench top
Kitchen sink	Stainless steel sink with kitchen mixer
Kitchen cupboard	Kitchen cupboards-Top & Bottom, softclose to doors and drawers
Splashback	Kitchen glass splash back
Floor	Timber-look hybrid flooring

KITCHEN APPLIANCES

Oven	Fisher & Paykel multifunction oven or equivalent
Cooktop	Fisher & Paykel cook top or equivalent
Rangehood	Fisher & Paykel ducted Range hood or equivalent
Dishwasher	Fisher & Paykel Stainless steel freestanding dishwasher or equivalent

LIVING AREA

Floor	Timber-look hybrid flooring
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BEDROOMS

Floor	Timber-look hybrid flooring
Wardrobe	Built-in wardrobes in bedrooms as per plan

BATHROOM/ENSUITE

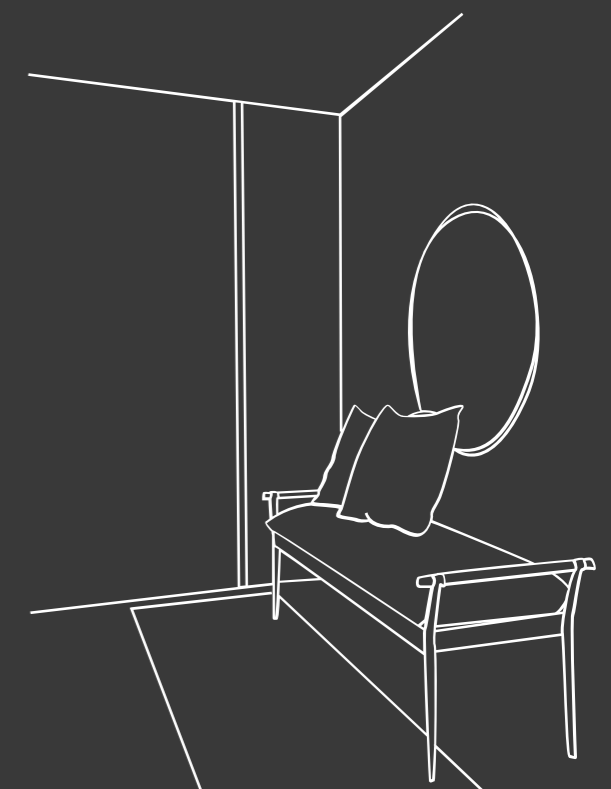
Floor	Floor tiles
Wall	Full height tiles
Vanity	Vanity with ceramic top & vanity mixer Soft closing doors & drawers
Toilet	White ceramic toilet
Shower rail	Adjustable shower rail
Mirror	Mirror

LAUNDRY

Tile	Tile splash back on the wall above laundry tub
Tub	Stainless steel laundry tub
Clothes dryer	4kg clothes dryer

ELECTRICALS

Air-Conditioner	ActronAir ducted air-condition or equivalent
Lights	LED downlights in living, kitchen, bathrooms & bedrooms areas
Smoke Alarm	Smoke alarm as per Australian Standard
TV/Data/Phone	TV points in living, Data/phone outlet
Intercom	Video intercom system
NBN	NBN Ready (if available in area)





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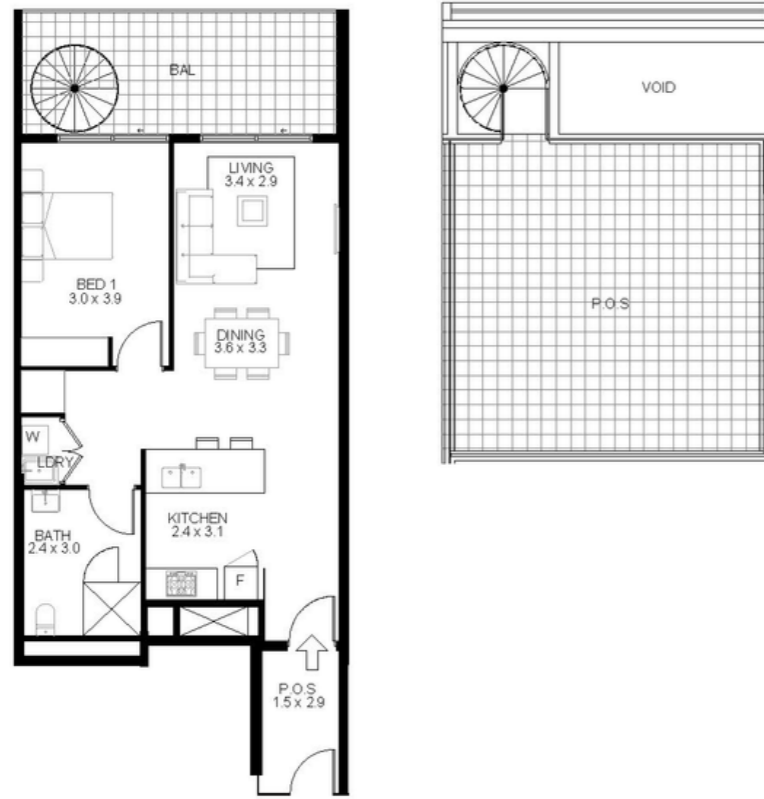
143, 149, 155 SOUTH ST

TYPICAL FLOOR PLANS

LOT 1



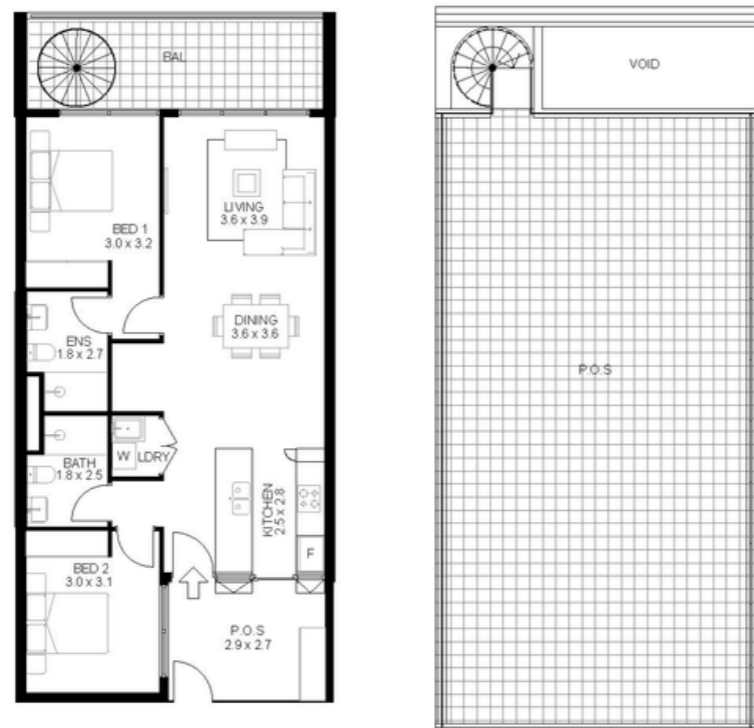
1 BEDROOM + ROOFTOP



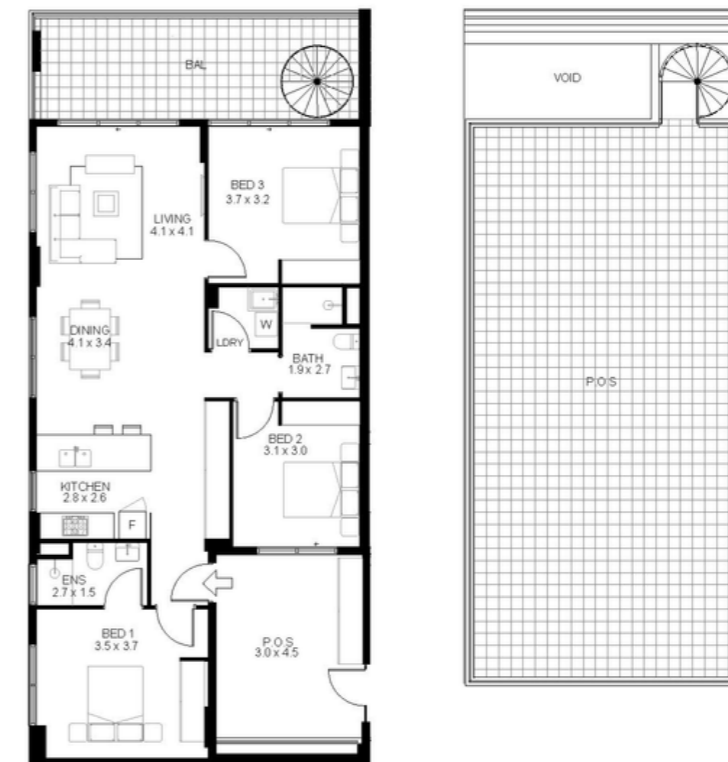
2 BEDROOM



2 BEDROOM + ROOFTOP



3 BEDROOM + ROOFTOP





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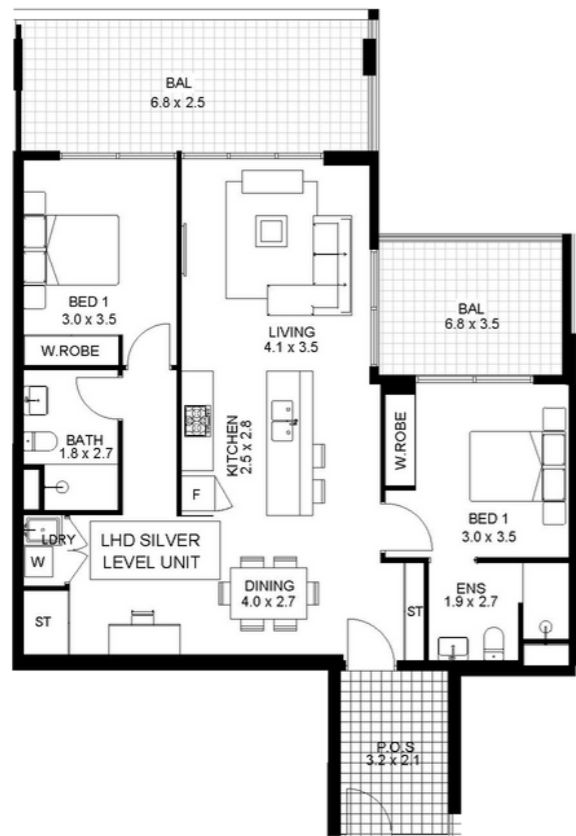
143, 149, 155 SOUTH ST

TYPICAL FLOOR PLANS

LOT 2



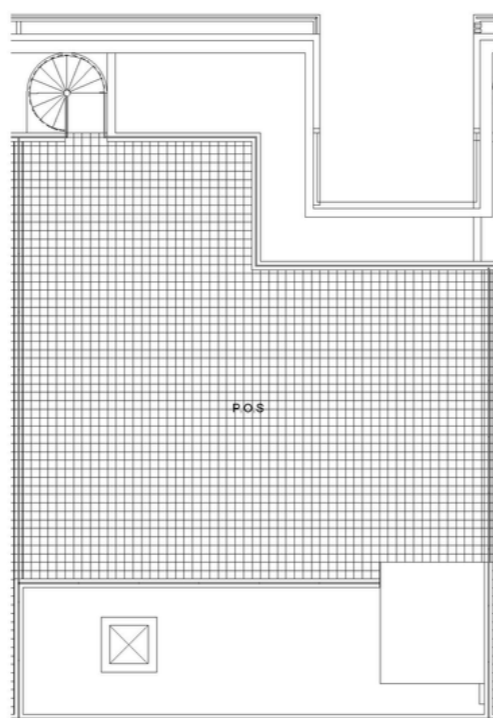
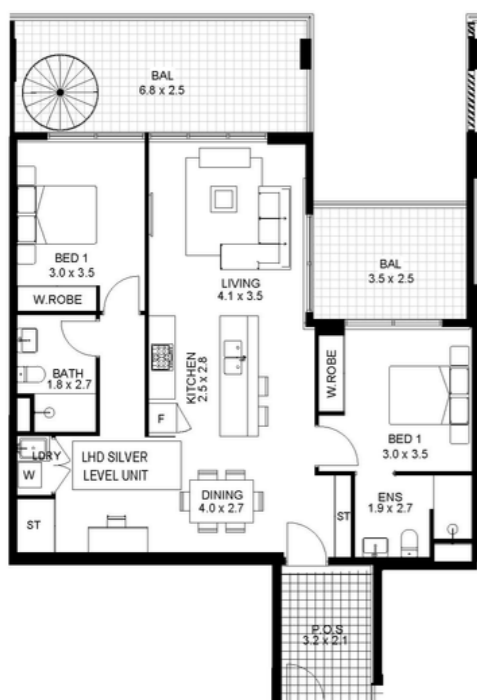
2 BEDROOM



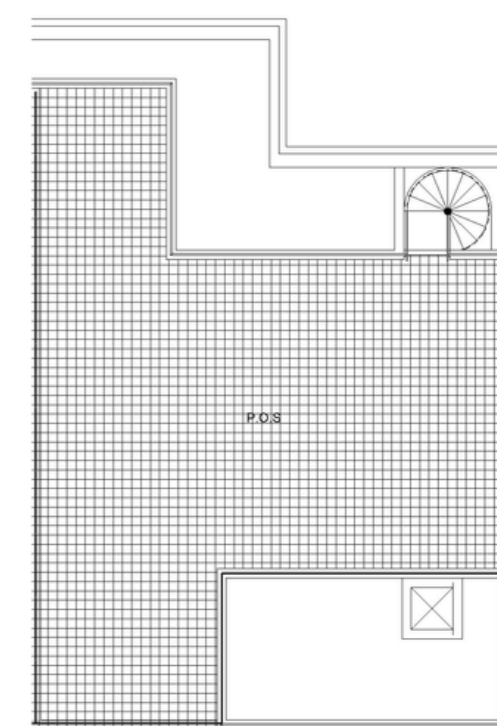
3 BEDROOM



2 BEDROOM + ROOFTOP



3 BEDROOM + ROOFTOP





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TYPICAL FLOOR PLANS

LOT 3



3 BEDROOM



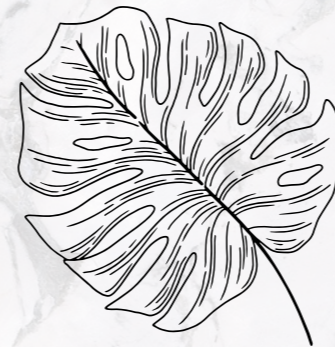
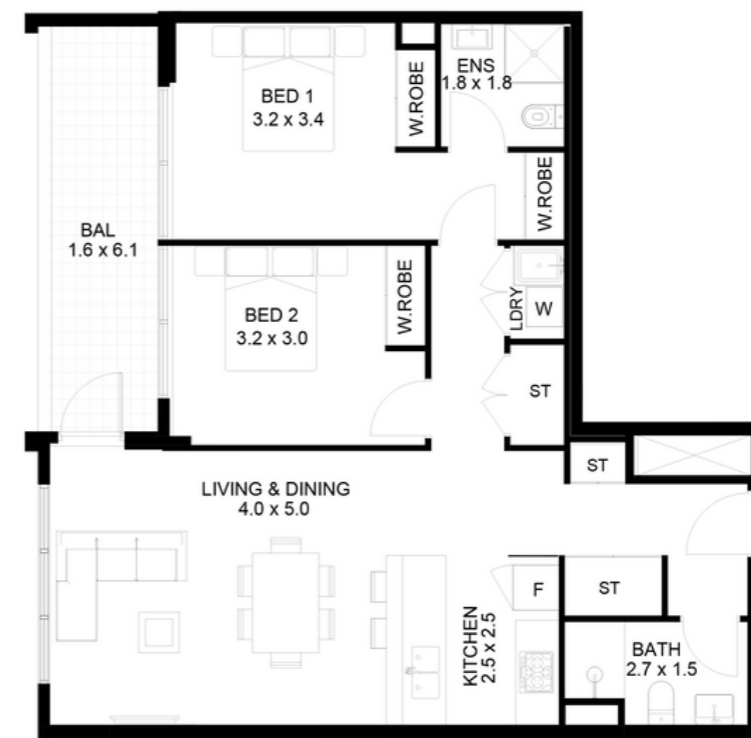
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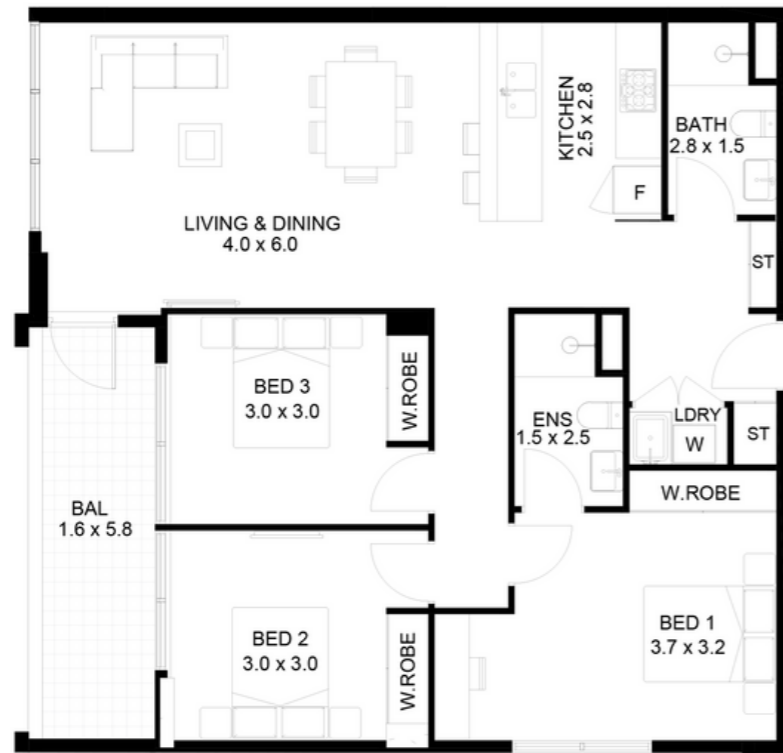
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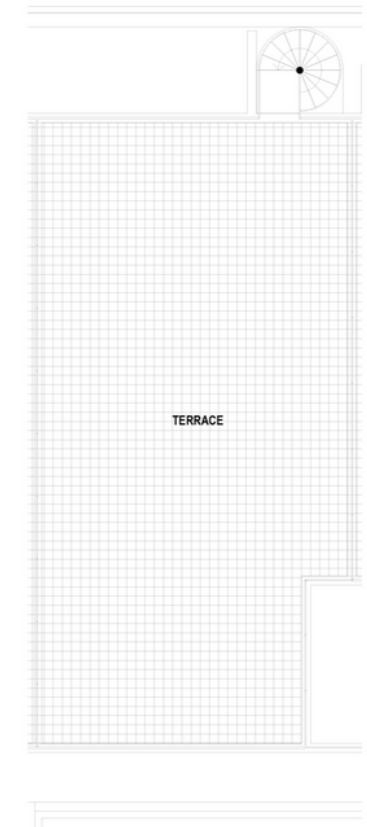
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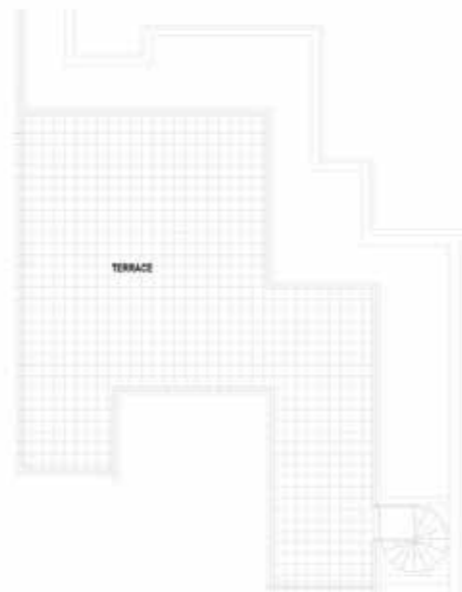
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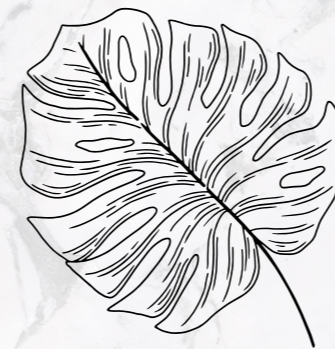
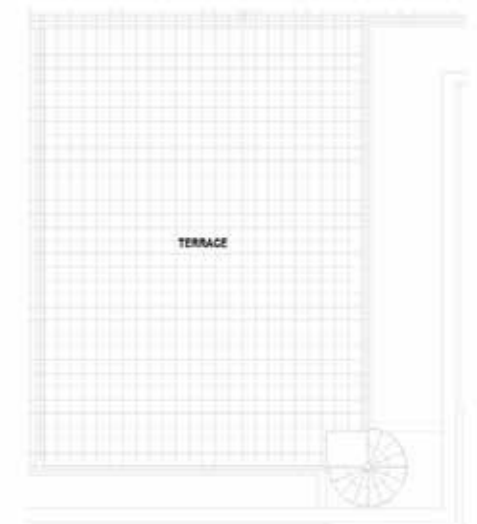
2 BEDROOM + ROOFTOP



2 BEDROOM + ROOFTOP



2 BEDROOM + ROOFTOP



ABOUT US

THE BATHLA GROUP



BATHLA DIFFERENCE

Over the past 20+ years Bathla has developed, built and delivered more than 10,000 houses, townhouses and apartments throughout NSW. Our keen eye for detail, commitment and value have forged our path to becoming a successful, trusted housing developer and builder. We have assembled a highly skilled, professional team with a vision of helping people realise their aspirations of owning a home of their own. An exceptional customer experience is at the heart of everything we do and our customer care team is accessible to you to keep you well informed every step of the way. We take immense pride in each and every project, creating beautiful homes that are built for generations to come.

Bathla
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SALES@BATHLA.COM.AU

MEET

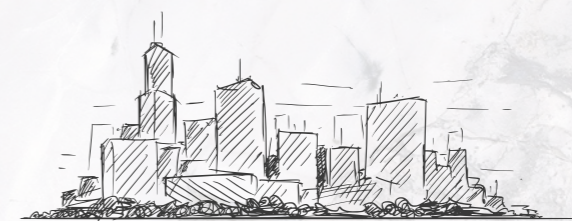
THE TEAM

Bathla

The Bathla Group is a leading residential and commercial property developer and builder based in Sydney's Greater West, with an expanding footprint across New South Wales and beyond.

Become.
Architecture + Interiors

Become strive to design and create buildings and spaces that become places that enrich people's lives and communities. Since in 2014 grown into an agile practice that collaborates with clients that share our vision to nurture new places that completely serve and satisfy the people that use them.





Bathla

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