SANTARA

MARSDEN PARK

1132 Richmond Road
Marsden Park
Lot 3 | 5 | 9 | 11

Bathla

Welcome to Marsden Park

Location meets Lifestyle.

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.

ARTIST IMPRESSION ONLY



Project Summary

Address:	101 Ketley Circuit, Marsden Park, 2765
	(Lot 3, 1132 Richmond Road, Marsden Park)
Display Suite:	10 Dowse Avenue, Marsden Park
Total Apartments:	72
No of Buildings:	1
Levels:	3

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

Pricing - Studios starting from $499k*

Strata - approx. $750 - $1100 per qtr

Council - approx. $280-$300 per qtr

Average Rental - $670/wk (2 Bed)*

*Ready to Move-In

*subject to change



Project Summary

Address:	2 Abell Road, Marsden Park, 2765
	(Lot 5, 1132 Richmond Road, Marsden Park)
Display Suite:	10 Dowse Avenue, Marsden Park
Total Apartments:	67
No of Buildings:	2
Levels:	3

Block A	1 Bed	2 Bed	3 Bed	TOTAL
	4	12	19	35
Block B	1 Bed	2 Bed	3 Bed	TOTAL
	0	6	26	32

Pricing - 1 Bed starting from $549k*

Strata - approx. $750 - $1100 per qtr

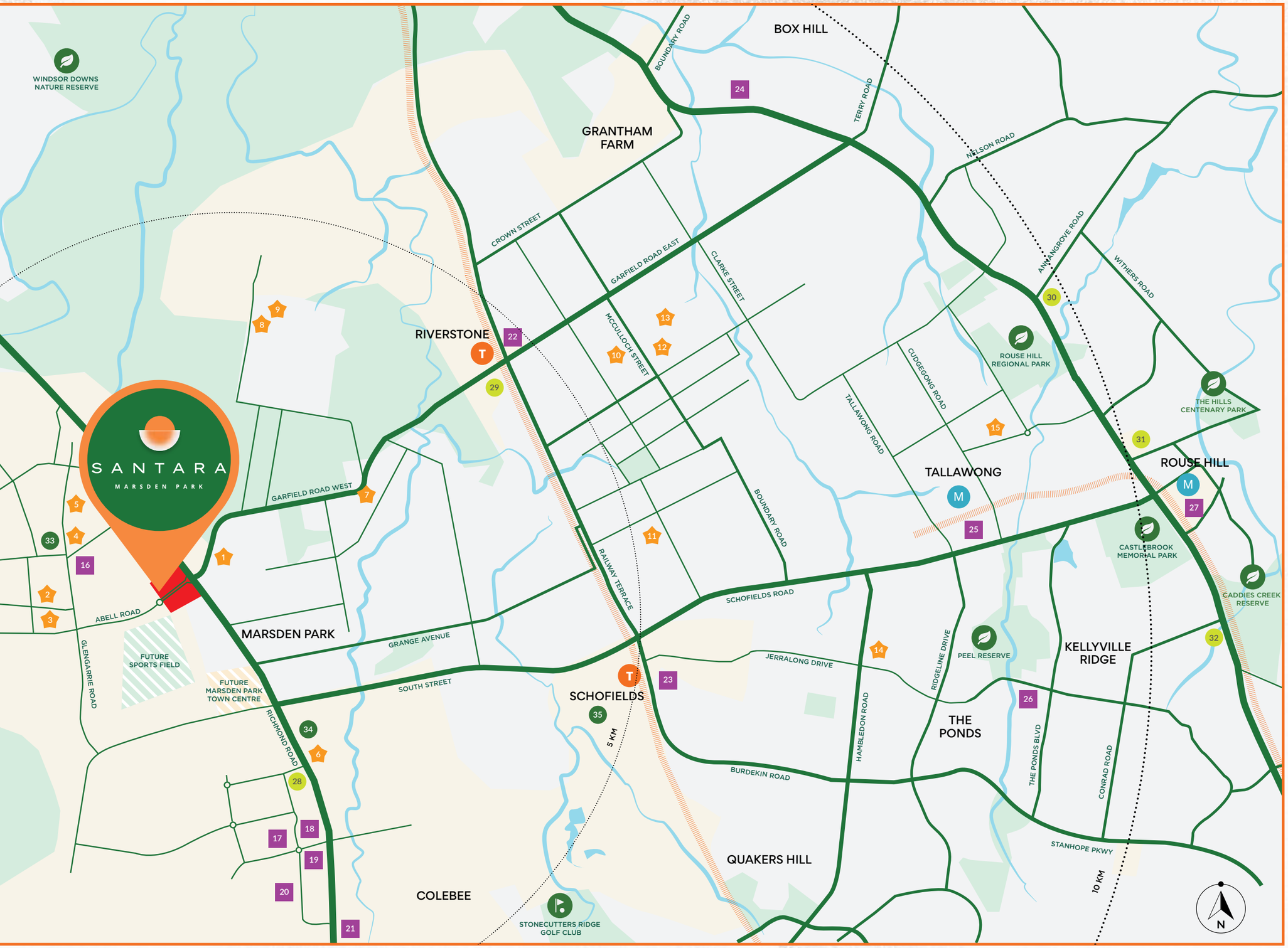
Council - approx. $280-$300 per qtr

Average Rental - $670/wk (2 Bed)*

*Advanced Constuction Stage

*subject to change

SANTARA
MARSDEN PARK



Education and Childcare

1	Marsden Park Public School	650 m
2	St Luke's Catholic College	1.3 km
3	Rytham Family Day Care	1.3 km
4	Goodstart Early Learning Elara	1.4 km
5	Northbourne Public School	2.2 km
6	Young Academics Early Learning Centre	2.6 km
7	Marsden Park Anglican College	2.9 km
8	Australian Christian College - Marsden Park	3.3 km
9	SmartPlay Marsden Park	3.3 km
10	Riverstone Public School	5.2 km
11	Schofields Public School	5.5 km
12	Riverstone High School	7.0 km
13	Norwest Christian College	7.2 km
14	The Ponds High School	8.4 km
15	Rouse Hill Anglican College	9.7 km

Transportation

T	Riverstone Train Station	4.2 km
T	Schofields Train Station	5.5 km
M	Tallawong Metro Station	8.7 km
M	Rouse Hill Metro Station	10.5 km

Shopping

16	Elara Village Shopping Centre	1.4 km
17	Sydney Business Park	3.6 km
18	Bunnings Marsden Park	3.6 km
19	IKEA	3.6 km
20	Costco	3.8 km
21	Greenway Village	4.0 km
22	Riverstone Village Shopping Centre	4.6 km
23	Schofields Village	5.7 km
24	Carmel Village Shopping Centre	8.1km
25	Tallawong Village	8.4 km
26	The Ponds Shopping Centre	9.0 km
27	Rouse Hill Town Centre	10.2 km

Bars and Pubs

28	The Marsden Brewhouse	2.7 km
29	Riverstone Hotel	4.1 km
30	The Australian Hotel & Brewery	10.0 km
31	The Fiddler	10.3 km
32	The Ettamogah	11.1 km

Parks & Recereation

33	Elara Sporting Fields	2.6 km
34	The Grange Park	2.7 km
35	Altrove Hilltop Park	5.1 km
36	Stonecutters Ridge Golf Club	5.6 km

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Project Summary

Address:	10 Dowse Avenue, Marsden Park, 2765
	(Lot 9, 1086 Richmond Road, Marsden Park)
Display Suite:	10 Dowse Avenue, Marsden Park
Total Apartments:	83
No of Buildings:	2
Levels:	5

Block A	1 Bed	2 Bed	3 Bed	Studio	TOTAL
	2	27	6	0	35
Block B	1 Bed	2 Bed	3 Bed	Studio	TOTAL
	6	30	6	6	48

Pricing - Studios starting from $509k*

Strata - approx. $750 - $1100 per qtr

Council - approx. $280-$300 per qtr

Average Rental - $670/wk (2 Bed)*

*Advanced Constuction Stage

*subject to change


PARRAMATTA
BLACKTOWN
SCHOFIELDS
IKEA
COSTCO
SOUTH STREET
GRANGE AVENUE
FUTURE
MARSDEN PARK
TOWN CENTRE
EXCELSIOR AVENUE
FUTURE
SPORTS FIELD
MARSDEN PARK
PUBLIC SCHOOL
ABELL ROAD
GARFIELD ROAD
WEST
RICHMOND ROAD
KETLEY CIRCUIT
KETLEY CIRCUIT



ARTIST IMPRESSION ONLY



Project Summary

Address:	2 Ketley Circuit, Marsden Park, 2765
	(Lot 11, 1086 Richmond Road, Marsden Park)
Display Suite:	10 Dowse Avenue, Marsden Park
Total Apartments:	51
No of Buildings:	2
Levels:	3

Block A	1 Bed	2 Bed	3 Bed	Studio	TOTAL
	8	8	8	0	24

Block B	1 Bed	2 Bed	3 Bed	Studio	TOTAL
	1	18	5	3	27

Pricing - Studios starting from $509k*

Strata - approx. $750 - $1100 per qtr

Council - approx. $280-$300 per qtr

Average Rental - $670/wk (2 Bed)*

*Advanced Constuction Stage

*subject to change

Modern. Intelligent. Elegant

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.



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Kitchens form the inviting heart of your home where you'll love to gather friends and family around the breakfast island as you cook up a storm. A suite of stylish finishes and leading appointments combine to create spaces that are wonderfully efficient and comfortable to entertain in.

Bathed in warmth, Glowing with light



Reconnect. Refresh. Rejuvenate

Master suites are designed as havens with stylish ensuite bathrooms and often private space from where you can enjoy the leafy outlook.



Embrace the quiet within

Every element of the bathrooms has been carefully considered to achieve harmony and balance, creating spaces that exude a sense of calm, with a tasteful neutral colour palette. Feature tiles in the shower create visual interest, vanities have soft-closing cupboards and drawers and tapware has a modern edge.



Elara Village Shopping Centre

Enjoy the best of convenience and lifestyle



Sydney Business Park


Starbucks Marsden Park



Marsden Park Public School



St Luke's Catholic College, Marsden Park


IKEA Marsden Park



Greenway Village



Schofields Station



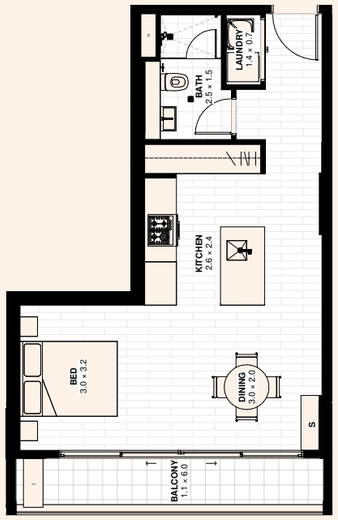
The Marsden Brewhouse

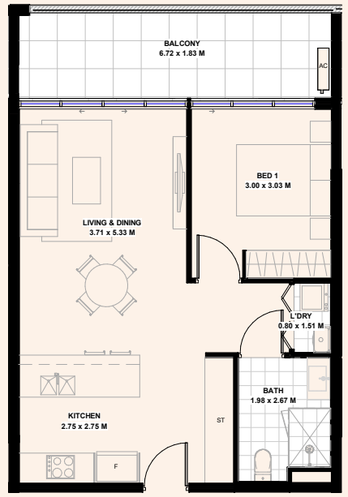
*Image Source: Google


LOT 3
101 Ketley Circuit
LOT 5
2 Abell Road
LOT 11
2 Kitley Circuit
LOT 9
10 Dowse Avenue
Ketley Circuit
Ketley Circuit
Ketley Circuit
Car Park Entry
McGaw Street
Car Park Entry
Abell Road
Abell Road
Abell Road
Garfield Road West
Richmond Road
Garfield Rd West After Richmond Rd
Marsden Park Public School, Garfield Rd W
Garfield Rd
Garfield Rd W
Richmond Rd After Garfield Rd West
Cribbin Street
Dowse Avenue
Pollard Parade
Dowse Avenue
Car Park Entry
Sales & Information Centre
A
B
A
B
A
B
1086
849

Typical Floor Plans

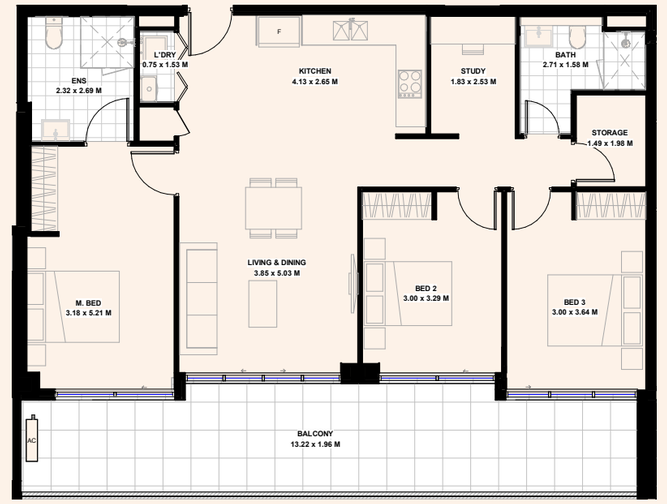
Studio & 1 Bedroom





Typical Floor Plans

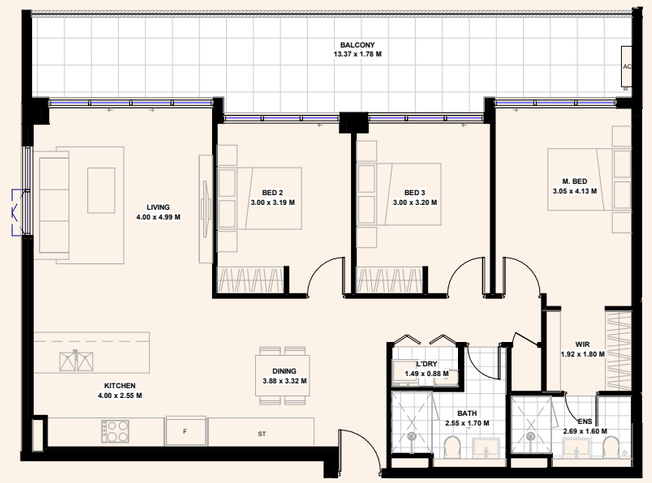
3 Bedroom



2 Bedroom



3 Bedroom



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Our Process

01 → 02 → 03

Research & Site Acquisition

Planning & Design Specifications

Development & Construction

04 → 05 → 06

Branding & Go to Market

Customer Support & Customer Satisfaction

Customer Handover & After-sales Support



About Bathla

Over the past 25+ 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

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