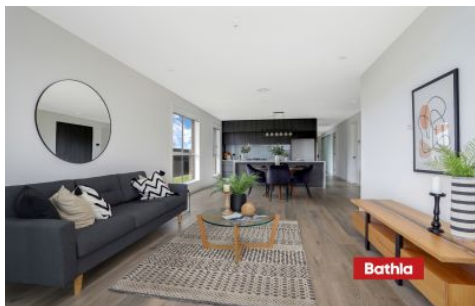


# Bathla



44 Bramall Avenue Marsden Park NSW

7 3 1

\*\* Under Construction \*\*

This is a great opportunity for families looking for a prime address with huge potential. The charming home is situated on a 450sqm block of land with endless possibilities. Imagine living in a spacious single-storey home featuring 3 bedrooms + media, 2 bathrooms, and a single garage, seamlessly connected to a versatile 3-bedroom granny flat. This smart dual-living setup provides incredible flexibility from day one, perfect for extended family, guests, or generating immediate rental income.

The property's appeal is further enhanced by its prime

[For full version visit the website](https://listings.bathla.com.au)

**Type** : House  
**Price** : House + Granny | Dual Income  
**Land Size** : 450 sqm  
**View** : <https://listings.bathla.com.au/sale/nsw/western-sydney/marsden-park/residential/house/8569217>

## Bathla

**Sales Team**  
1300 228 452

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GROUND FLOOR PLAN



GRANNY FLOOR PLAN



LOT PLAN

LOT 88  
44 BRAMALL AVENUE  
MARSDEN PARK

**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 450 m<sup>2</sup> (10.1M X 46.9M)</b>	
Ground Floor (incl. Granny, Garage, Porch and Patio)	242 m <sup>2</sup> 26.1 Squares
Open space (incl. Back & Front Courtyard)	208 m <sup>2</sup>
<b>TOTAL AREA- PARKING FLOOR (SQUARES AND M<sup>2</sup>)</b>	<b>242 m<sup>2</sup> 26.1 Squares</b>



**Bathla**

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