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SITE PLAN



9 Glengarrrie Road, Marsden Park Bathla

99 Bramall Avenue Marsden Park NSW

6 3 1

** Under Construction **

This under-construction double-storey residence is designed to cater to the evolving needs of modern families. Along with 5 bedrooms, this home includes an additional room designed for versatility, perfect as a media room. With three contemporary bathrooms, secure parking, and premium inclusions, this property is the perfect choice for growing families.

Property Features

- ? 5 bedrooms in the main home + 1 additional room (Media Room)
- ? Double-storey architectural design with functional layout

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

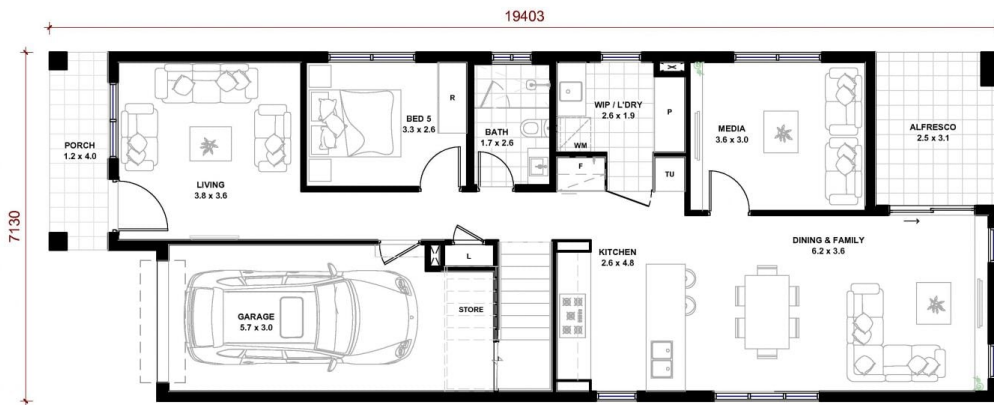
Type : House
Price : Double Storey | Dedicated Media Room
Land Size : 252 sqm
View : <https://listings.bathla.com.au/sale/nsw/western-sydney/marsden-park/residential/house/8579584>

Bathla

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GROUND FLOOR



FIRST FLOOR



LOT PLAN

NOTE: FLOOR LEVELS ARE SUBJECT TO CHANGE WITH A POSSIBILITY OF INTERNAL STEPS, PENDING RECEIPT OF SURVEY, STRUCTURAL CERTIFICATION, RESIDENTIAL DESIGN CODES, DEVELOPERS COVENANTS & BUILDING CODES AND COUNCIL APPROVALS.

LOT 37

99 BRAMALL AVENUE
9 GLENGARRIE ROAD

MARSDEN PARK



TOTAL LAND AREA - 252 m²

Ground Floor (Incl. Garage and Porch)	124 m ²	13.3 Squares
First Floor (Incl. Balcony if shown in the plan)	100 m ²	10.8 Squares
TOTAL AREA- (GROUND FLOOR + FIRST FLOOR AREA) (SQUARES AND M ²)	224 m²	24.1 Squares
Open space (Incl. Back & Front Courtyard with Patio)	129 m ²	

NORTH



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