



Marsden Park

Suburb Profile



**RAWSON
HOMES**
— EST 1978 —

About Rawson

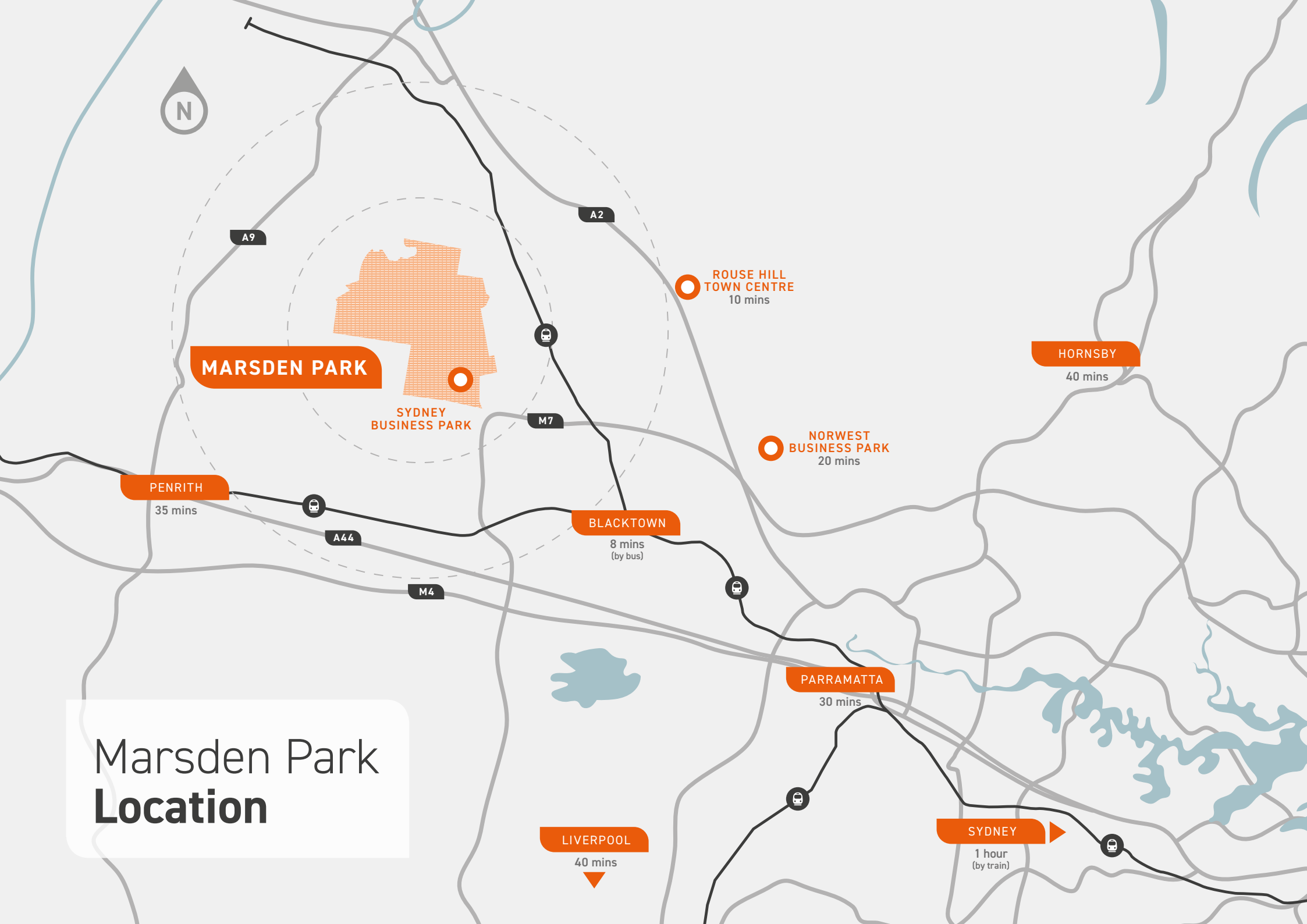
In 1978, Rawson Homes started as a small home building company in Dubbo. Forty years later, Rawson Homes is a multi-award winning home builder delivering over 1,200 homes per year across Sydney, Illawarra, Southern Highlands, Central Coast, Newcastle, Hunter, Central New South Wales and the Australian Capital Territory.

Part of Rawson Group of companies, Rawson Homes has a proud heritage and a reputation for building relationships as well as dream homes. It's this genuine commitment to people that is the keystone of Rawson's philosophy; to provide exceptional quality, industry leading client service, at one real price with no hidden extras.

In 2018, Tokyo-listed Daiwa House expanded into Australia's volume house building sector with the acquisition of Rawson Homes, the second-biggest home builder in NSW.



Marsden Park Location





About Marsden Park

Everything you need is waiting at Marsden Park, a suburb that has boomed since new infrastructure, road upgrades and new residential developments have been introduced.

One of the north west's most forward-looking suburbs, Marsden Park continues to flourish. Increasingly attractive to first home buyers, superior nature spaces and lush parkland abound, alongside a range of retail and employment opportunities at the expanding Sydney Business Park. Add multiple educational facilities and sporting fields, as well as convenient access to Blacktown and Parramatta, and Marsden Park paints itself as a place to build for the future.

There is easy access to the M7 from Richmond Rd providing easy connectivity – just 15 minutes to busy Blacktown, 30 minutes to pulsating Parramatta and an easy 50km across to the Sydney CBD.

Further expansion is planned with a proposed rail extension from Schofields and a new train station within Marsden Park. New schools are also planned providing even more choice for the abundance of families moving to the area.



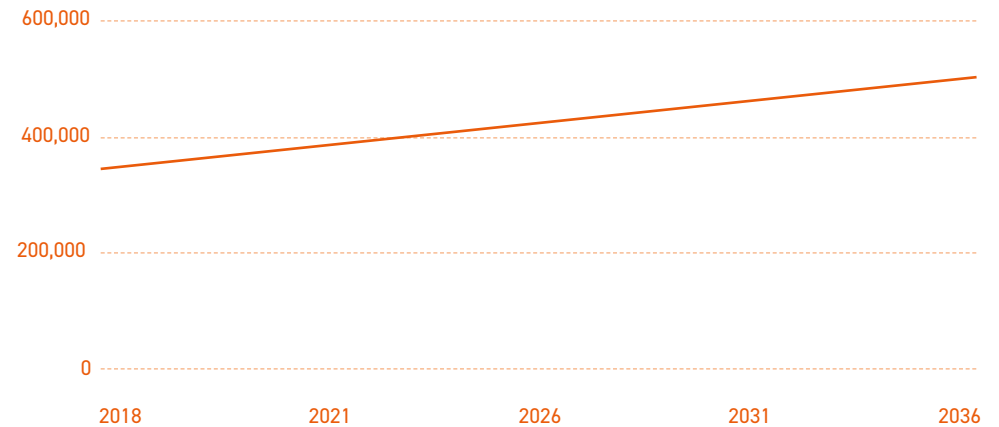
- Train Station
- Shopping Centre
- Supermarket
- Park and playground
- University
- Existing School
- Future School

- Existing train line
- Sydney Metro North West (Under Construction)
- Future Public Transport Corridor



Demographic Profile

One of the fastest growing suburbs of Sydney, Marsden Park is becoming a thriving family focused neighbourhood with great schools, shops and infrastructure.



Forecast population growth Blacktown LGA area

Source: Population forecasts prepared by .id Oct 2017



40

Median age



2.5

Average people per household



1.9

Average children per family



\$1,161

Median weekly household income



\$2,600

Median monthly mortgage repayments



2.1

Average vehicles per household

Property Focus

Marsden Park has experienced solid price growth and continues to attract investment as infrastructure is upgraded and expanded.



\$855,000

Median house
property price



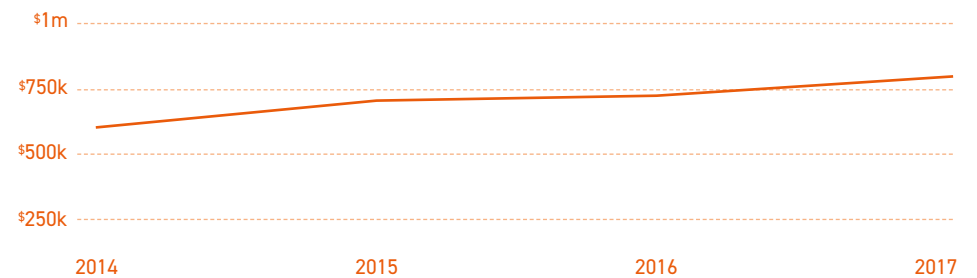
\$528

3 bedroom median
weekly rental



\$590

4 bedroom median
weekly rental



House price annual growth