



42A Boundary Street, Parramatta




## Architectural Masterpiece: Brand-New Luxury with In- Ground Pool

Setting a new benchmark for duplex living, this brand-new, high-end residence combines sophisticated architectural design with an uncompromising level of finish.

Designed for those who demand excellence, this home offers a seamless transition between opulent indoor living and resort-style outdoor entertaining with sparkling in-ground swimming pool, all while being moments away from the vibrant heartbeat of Parramatta CBD.

### Elite Features & Design

- Striking herringbone flooring flows through the grand, light-filled living spaces. The open-plan layout is beautifully accented by an arched window dressed in premium plantation shutters
- A designer Kitchen featuring a curved fluted-timber island bench, premium 60mm stone countertops, and high-end integrated Miele appliances.
- 5 oversized bedrooms across two levels, including a ground-floor guest bedroom. 2 ensuites and the elegant master bedroom featuring a private walk-in robe, ensuite, and balcony access. Each bedroom includes TV points, ensuring plenty of space and

5  4  3 

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 11th Apr @ 10:00AM - 10:30AM

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 **LJ Hooker**

storage for the whole family.

- 4 bespoke bathrooms featuring floor-to-ceiling tiles, antique brass fixtures, round 950mm heated vertical towel rail and a freestanding bathtub in the main.
- The undercover alfresco patio features a built-in BBQ kitchenette, overlooking a sparkling in-ground swimming pool-perfect for summer afternoons with family and friends.
- Wrought iron security door including digital entrance lock with fingerprint access, equipped with ducted air-conditioning, integrated gas fireplace, security alarm system, and video intercom.

#### Unbeatable Location

Positioned on the fringe of the Parramatta CBD, you are connected to everything:

- Minutes from Parramatta, Harris Park, Granville & Merrylands Stations
- Moments to Westfield Parramatta and the famous "Eat Street" dining precinct & Stockland Merrylands
- Catchment for Parramatta High School and close proximity to the Westmead Health Precinct.
- A short stroll to Ollie Webb Reserve and Jubilee Park.

This is not just a home; it is a lifestyle statement.

#### MORE DETAILS

Property ID	2GXRF9E
Property Type	House
Land Area	349.8 m2

#### Soon Tee 0420 966 377

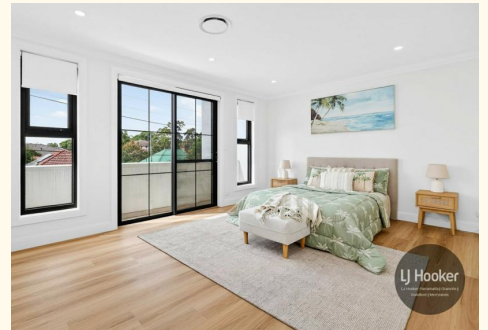
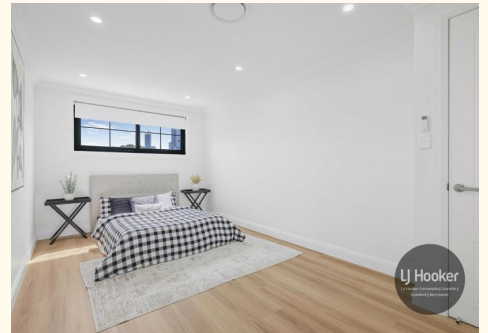
Area Specialist | [Soon.Tee@ljhooker.com.au](mailto:Soon.Tee@ljhooker.com.au)

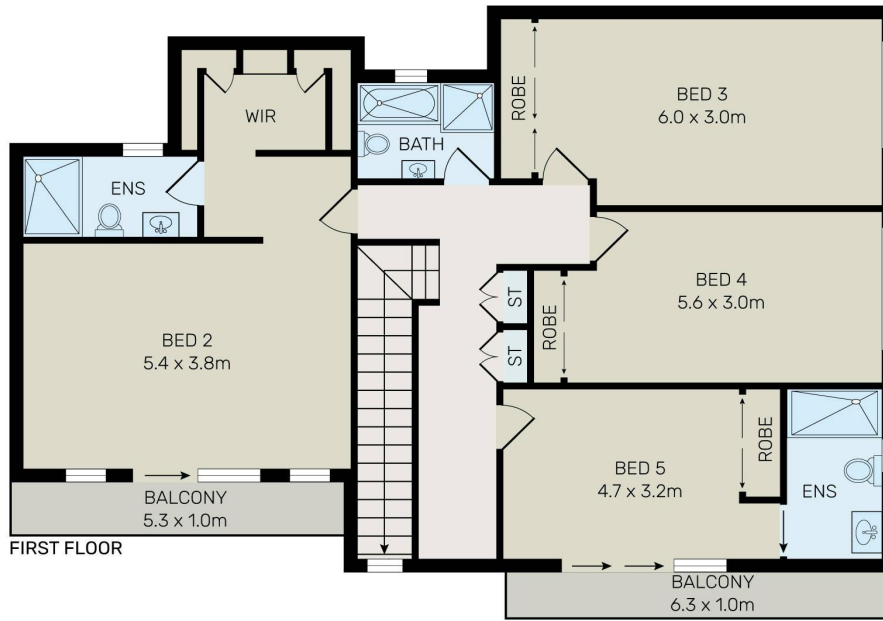
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