



## Elegant Living in the Heart of Parramatta's Thriving CBD

Call 0466 226 685 to Book a Private Inspection

Available 1 and 2 Bed Apartments

Agent: Johan Younus

Elegant Living in the Heart of Parramatta's Thriving CBD

Presenting an exclusive opportunity to secure a beautifully crafted apartment in one of Sydney's most dynamic and fast-growing suburbs—Parramatta, the beating heart of Western Sydney.

Set within a stunning new development, this residence offers a perfect blend of modern sophistication, premium quality, and unmatched convenience. Backed by multi-billion-dollar infrastructure investments, Parramatta is rapidly emerging as Australia's most promising CBD, offering enhanced transport links, booming employment prospects, and access to world-class education and entertainment facilities.

### Why This Property Stands Out

Designed with elegance and lifestyle in mind, this brand-new building showcases a new standard of architectural excellence. Ideal for first-home buyers, families, and astute investors, it delivers both luxury and practicality in

1 1

**Price**

**Property Type**

**Property ID**

**Contact Agent**

Residential

61053

### Agent Details

Jonah Younus - 0466226685

### Office Details

Property1group

OFF 211 20A Lexington Dr Bella Vista, NSW, 2153 Australia

1300 959 558

**PROPERTY GROUP**

equal measure.

Located within walking distance to Parramatta Station and Westfield Shopping Centre, this home provides immediate access to everything you need while offering a peaceful retreat from the city buzz.

The development features:

Outdoor BBQ areas

Rooftop views and serene common spaces

Whether you're embracing the vibrant urban lifestyle or seeking quiet moments surrounded by greenery, this property offers the best of both worlds.

#### Unbeatable Location Benefits

6-minute walk to Parramatta Station

5-minute walk to Parramatta Park

6-minute walk to Westfield Parramatta

6-minute walk to the scenic Parramatta River

8-minute walk to Parramatta Square

8-minute drive to Western Sydney University

Numerous schools and colleges within 3–4 km

Just 2.5 km to Westmead Health Precinct

Close to the upcoming light rail network, connecting directly to Westmead and Carlingford

Surrounded by popular cafés, restaurants, shops, and entertainment venues

Easy train access to Sydney CBD

This is a rare and limited opportunity to join a fast-growing, high-demand community. Whether you're looking to invest or settle into your dream home, this property offers exceptional value, location, and lifestyle.

Book Your Private Inspection Today

Contact Agent: Johan Younus

Email: [younus@property1group.com.au](mailto:younus@property1group.com.au)

Phone: 0466 226 685

Disclaimer: The information provided has been gathered from reliable sources; however, its accuracy is not guaranteed. Interested parties should conduct their own due diligence and verify all information independently. Images are for illustrative purposes only and may not reflect the final finishes or layout of the property.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely

upon their own inquiries in order to determine whether or not this information is in fact accurate.