



## 31A Houison Street, WESTMEAD, NSW 2145

Luxury Family Living in One of Westmead's Most Coveted Pockets

Contemporary Masterpiece Offering Luxury, Space & Lifestyle

A statement of contemporary elegance and superior craftsmanship, this brand-new five-bedroom residence delivers an exceptional lifestyle in one of Westmead's most tightly held and convenient addresses. Designed to impress, the home showcases refined modern living with generous proportions, soaring ceilings, and impeccable finishes throughout.

At the heart of the home lies a stunning gourmet kitchen featuring sleek stone benchtops, gas cooking, premium appliances, and a fully appointed butler's pantry. Seamlessly connected to the expansive open-plan living and dining zones, this space flows effortlessly to a covered alfresco area - creating the perfect setting for sophisticated entertaining and relaxed family living year-round.

Accommodation comprises five generously proportioned bedrooms, all fitted with built-in wardrobes. The luxurious master retreat offers a walk-in robe, designer ensuite, and private balcony, providing a peaceful sanctuary away from the main living areas. With four beautifully appointed bathrooms plus an additional powder room, the residence is thoughtfully designed to balance style, comfort, and practicality. A versatile

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**TYPE:** For Sale

**INTERNET ID:** 39P0804

**SALE DETAILS**

**Call Agent for Private Inspection**

**CONTACT DETAILS**

**Ranbir Sangha**  
0412 002 953

ground-floor bedroom or media room further enhances flexibility, ideal for guests, multigenerational living, or a home office.

Positioned within a quiet, family-friendly street, this impressive residence enjoys exceptional convenience. Just moments from the Westmead Health Precinct, Western Sydney University, reputable schools, transport links, Parramatta CBD, and a vibrant selection of caf  s and parklands, this home represents a rare opportunity to secure a premium lifestyle in a thriving urban hub.

## Property Highlights

- Brand-new luxury residence with striking contemporary design
- Five spacious bedrooms with built-in wardrobes
- Four designer bathrooms plus an additional powder room
- Versatile ground-floor guest bedroom, media room, or home office
- Master suite with walk-in robe, ensuite, and private balcony
- Gourmet kitchen with stone benchtops, gas cooking, premium appliances, and butler's pantry
- Expansive open-plan living and dining with seamless indoor&##outdoor integration
- Covered alfresco entertaining area ideal for year-round enjoyment
- Peaceful street setting with exceptional proximity to key amenities

## Location Highlights

- Approx 2-minute drive / 6-minute walk to Westmead Public School
- Approx 2-minute drive / 6-minute walk to Speedway Petrol Station
- Approx 2-minute drive / 7-minute walk to Sacred Heart Primary School, Westmead
- Approx 2-minute drive / 7-minute walk to Hawkesbury Road Medical Centre & Local Shops
- Approx 2-minute drive / 8-minute walk to Westmead Train Station
- Approx 3-minute drive / 10-minute walk to Western Sydney University - Westmead Precinct
- Approx 3-minute drive to Westmead Hospital
- Approx 4-minute drive to Westfield Parramatta
- Approx 4-minute drive to Parramatta High School
- Approx 5-minute drive to CommBank Stadium

For more information or to arrange a private inspection, contact:

Ranbir Sangha on 0412 002 953

Varun Tandon on 0430 766 444

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- Land Area 307.00 square metres
- Bedrooms: 5
- Bathrooms: 4
- Single garage
- Ensuite













All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.