

27 Ranley Grove, Paddington, Qld 4064

Place. **P**

House For Sale

Wednesday, 8 May 2024

27 Ranley Grove, Paddington, Qld 4064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 418 m2

Type: House



Heath Williams
0731075111

Top Offers Close June 4th

Nestled in the heart of Paddington's leafy enclave, 27 Ranley Grove epitomizes architectural elegance with its minimalist design by the esteemed Paul Owen of Owen Architecture. This multi-award-winning residence is situated on a 418sqm corner allotment, boasting a facade that harmonizes impeccably with its suburban streetscape, free from the visual interruption of driveways or garages. Inside, the home reveals a carefully considered layout that encourages family interaction while providing ample space for individual privacy. The clever use of white subway tiles and pistachio-green coloured tiling throughout the house, links various rooms and adds subtle colour and texture. An intimate living space at the front of the house extends a terrace-like ambiance towards the street, complete with a built-in bench and a welcoming fireplace. Following through to the kitchen is a nod to old-world charm with arched doors, paired with modern amenities including a Smeg cooker, Wine Fridge, stone benchtops and ample drawer and open overhead storage. A strategically placed bench separates the kitchen from the dining area, creating a versatile and adaptive living space. This space is tailor-made for large family gatherings, light filled and enhanced by the double height cathedral like ceilings, casement windows, polished concrete floors and by-fold doors connecting to the garden outside. Exposed brickwork and fireplace bring warmth to the space. The master bedroom is a generous retreat in itself, complemented by the ensuite which features floor-to-ceiling subway tiles that elevate the sense of space, Blackbutt timber cabinetry that resonates with the tones of the walk-in wardrobe and a double walk-in shower that duals as a full sized bathtub. Upstairs are three additional bedrooms, each featuring a three-quarter wall that hides a walk-in wardrobe. Serviced by a main bathroom which is a haven for all residents and guests it features both a bathtub and shower staying consistent in design with the powder room and main ensuite. The design thoughtfully includes a home office and three additional private spaces on the upper level, each meticulously crafted to cater the need for quiet and seclusion. An internal Juliet balcony allows a connection between the upstairs and downstairs living. The home's exterior exudes a classic charm with its horizontal weatherboard cladding and red brick accents complemented by concrete elements. The innovative exterior shutters are not only aesthetically pleasing but functional, designed to angle perfectly to shield the interiors from the sun. The garden area is a continuation of the home's interior philosophy, with a concrete-surrounded pool that adds texture and a rugged elegance to the outdoor space, complimented by a sheltered daybed allowing the area to be enjoyed all day long. The landscaping ensures a blend of usability and aesthetic appeal, providing a lush backdrop for the residence. The fully fenced home is complete with a dual car-garage, an additional storage room and automated sliding gate. Fully engineered the residence has a 25,000 litre water storeroom installed beneath the garage. Completed in 2015, this home has garnered accolades for its design, including a commendation at the Australian Interior Design Awards for Residential Design. It has been featured in prestigious publications such as 'Inside Out' and 'Inside, Interior Design Review', celebrating its innovative approach to modern family living. A community-centric home that encourages interaction with the neighbourhood while maintaining privacy. It is ideally located just minutes from Paddington's bustling Latrobe Terrace, known for its restaurants and easy transportation access, offering an urban lifestyle in a semi-urban setting. This residence is a true testament to the fusion of contemporary design with traditional elements, making it a unique and coveted property in the vibrant Paddington market. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes