

63 Harris Street, Paddington, NSW 2021

PPD REAL ESTATE

Sold House

Wednesday, 23 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 149 m²

Type: House



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The creative transformation of this 5 metre wide terrace by Llewela Griffiths Architects embodies the design philosophy that beauty lies in simplicity, with a carefully curated approach that is not only incredibly stylish but fosters a sense of harmony and wellbeing. Facing north-east and bathed in beautiful sunshine, the home is surrounded by flourishing gardens in a tranquil family friendly cul-de-sac on the edge of Woollahra Village. A recently completed contemporary twist on Scandinavian style focuses on quality and functionality with a natural palette of White Smoked Oak, Italian terrazzo and Pacific Granite that sets a mood of enduring elegance. On a private dual access block at the Woollahra end of Paddington, footsteps to Flat White Cafe and The Lord Dudley, the oversized three-bedroom home is wrapped in deep landscaped courtyards with rear access to parking and no through-traffic adding to its sense of peace and privacy. In the catchment for Glenmore Road Public School, this parkside haven is an easy walk through the park to Edgecliff station and shopping centre.

- Parkside setting, dual cul-de-sac street frontages
- Front and rear sunny courtyards with established & edible gardens
- Generous living room, white smoked oak floor boards
- Pacific Granite kitchen, Miele appliances
- Induction cooktop, Qasair ducted rangehood
- Dining with custom banquette seating
- Cult Le Corbusier Lampe de Marseille
- Sliding doors to kitchen balcony, reverse air conditioning
- Master bedroom with ensuite, walk-in robe, private balcony with lush outlook
- Large private bedrooms, lofty ceilings
- Custom built-in robes, NZ wool carpet, Haiku Big Ass fans
- Home office/2nd living adjoining rear courtyard, custom joinery
- Bespoke Italian terrazzo bathrooms, underfloor heating
- Double glazing, Velux skylights, Custom-fitted laundry
- Herschel 'far infrared' silent & energy efficient heating
- Secure pkg via Sutherland Ave, Auto Gates
- Wild Play area in verge, stroll to cafes and pubs
- Short walk to Holdsworth Community Centre & playground
- Footsteps to cafes, pubs and parkland