

# 114 Boundary St, Paddington, NSW, 2021



## House For Sale

Friday, 9 August 2024

114 Boundary St, Paddington, NSW, 2021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Architectural Masterpiece Optimised for Lavish Family Living

The passion project of renowned architect Nicolas Thioulouse and wife Camille, this Victorian terrace revival manifests modern French elegance in the leafy surrounds of Boundary Street.

The aesthetic portrays a seamless fusion of timeless elegance with bespoke vision and craftsmanship, culminating in a contemporary sanctuary that is as inviting to the eye as it is nurturing to the soul.

Right from the entrance, interiors exude a sense of refined luxury, with high end finishes guided by the minimalist yet warm aesthetics of French modernism. Clean lines, curved forms and open spaces alchemise in a home environment that is at once intimate, airy and liberating.

The use of natural materials, particularly thick black limestone outdoors, and the presence of New York marble indoors adds a layer of organic beauty that is both striking and enduring. Every detail within this home is meticulously curated to create a cohesive and harmonious lifestyle sanctuary.

From the engineered oak floorboards, intricately designed fixtures to the bespoke cabinetry, the craftsmanship is evident at every turn, showcasing a level of detail that is rare to find, including a unique large pivot door that grants a graceful connection between internal and external spaces.

Living room windows invite an abundance of natural light, highlighting the exquisite finishes and creating a warm and inviting ambiance. The house itself is designed with spaces to display artwork, elevating it into a gallery of curated beauty.

Complete with rear access to parking, this home is an architectural gem that portrays a singular blend of modern elegance with the timeless beauty of the suburbs beloved Victorian architecture. It is superbly placed close to cool Boundary Street cafes, while offering quick and easy access to restaurants and nightlife in Paddington, Darlinghurst and the city.

- 3 bed | 1.5 bath | 1 car
- Opulent finishes incl. sculpted NY marble fixtures
- Entry flows through to zoned dining & living rooms
- Designer lighting adorns the stylish dining room
- Artistic fusion of marble & concrete kitchen slabs
- Integrated oven, gas stovetop & Liebherr fridge
- ABI tap, integrated cisterns & 2 x dish drawers
- Butler's pantry with Zip tap hot/chill/sparkling
- Custom-fabricated steel pivot door of epic size
- Sun-splashed outdoor living with shower area
- Family layout features a bedroom on each level
- Elegant master includes private balcony setting
- Sunlit bed 3 can be used as study/media retreat
- Family bath with freestanding tub & rain shower
- Spacious basement wine cellar & storeroom
- Just 90m to Organic Bread Bar & Apache Salute
- Only 300m to Victoria St cafes & restaurants
- Prized setting a stroll from Rushcutters Bay Park
- Catchment zone for Darlinghurst Public School