

# 26 Roylston St, Paddington, NSW, 2021

**BALLARD**  
PROPERTY

## House For Sale

Wednesday, 25 September 2024

26 Roylston St, Paddington, NSW, 2021

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Sleek Warehouse Conversion

A masterclass in warehouse conversion with exposed sandstone cliff face and frames of glass are juxtaposed in this artful union of the past and present. Nestled in a leafy end of cul-de-sac setting within Paddington's gallery precinct, the residence is steps to Trumper Park and moments to Five Ways.

- Set across an impressive 11 metre frontage and 275sqm of living space
- Voluminous open plan living flows seamlessly to the outdoors
- Sun-soaked northern aspect entertainers' alfresco terrace
- Newly updated, including statement glass lift to three levels
- Sleek stone topped gas kitchen appointed with Miele appliances
- Luxurious bathrooms on each level, top floor presents bathtub
- Custom joinery built-in study, sumptuous curved staircase
- Heated polished concrete floors, louvres, clerestory windows
- Tranquil leafy and sun-kissed blue sky outlooks throughout
- Secure two car stacker parking accessible via Royston Lane
- Moments to Rushcutters Bay and Edgecliff Centre / Station