

EXTERIOR Topography was one of the biggest dictators when it came to designing this new home. DECK Tribú 'Branch' table and Kett 'Arc' chairs, both Cosh Living. Urban Ivory floor tiles, Artedomus.



# THE HIGH ROAD

Ocean views and luxurious interiors take this Sydney home to the next level.

STORY *Carli Philips* | STYLING *Jack Milenkovic/Atelier Lab* | PHOTOGRAPHY *Pablo Veiga*



*Located on a* steep slope, the topography and jaw-dropping ocean views dictated the orientation of this new build in Sydney's eastern suburbs. The owners, who were living in Spain at the time, wanted a high-end home they could live in or rent out. An architect had completed the concept design and tender, and it was already under construction by the time they approached boutique architectural firm R Squared Studios and interior design studio Ettie Tom to assist with delivering the finished product. While initially engaged to complete the in-progress project, both soon used their expertise to become involved in the wider scope of works.

The brief was to achieve views from each level, but given the surrounding multi-storey houses, it needed to be planned carefully. "Being a densely populated suburb, the proximity of neighbours was unavoidable," says Eliza Boers of Ettie Tom. The design solution was a "clever negotiation of screens that provide privacy but are also structural in some cases, or act as sun-shading devices from the harsh westerly summer sun".

Amenities that didn't require a lot of natural light were relegated to the lower floors. "A four-car garage and a media room, as well as a fully equipped gym ▶

**LIVING** It's all about the views in this relaxing space. Frankie deep sofa, Fanuli. Lewis armchair and Boyd floor lamp, Jardan. Tacchini 'Cage' side table, Stylecraft. Vessels, Fineworks Paddington. Gubi 'Pacha' lounge chair, Luumo Design. Agra rug, Armadillo. Dogal floor tiles in Light Grey, Surface Gallery. Grand Weave outdoor sofa, Cosh Living.





supported by luxurious facilities such as the spa, steam room, sauna and a cold bath, are nestled deep in the plan,” says Renata Ratcliffe of R Squared Studios. This left the upper floors free to maximise the sunlight.

The top-floor balcony and living room feature floor-to-ceiling glazing and are oriented to the east to take advantage of the ocean vistas. Extending from the kitchen is an outdoor terrace, which serves as an overflow under-cover dining space.

While the six-bedroom house is vast, the floor plan, furnishings and decorative elements were designed for a warm, relaxed casual atmosphere with common areas for “small intimate gatherings as well as large family functions without compromise”.

Material selections were informed by the beachside location, and tonal blues feature as a literal nod to the colour of the ocean. “The palette of natural marbles and timbers gives the house a level of sophistication and timelessness but also durability, which was a priority for the owners,” says Eliza. “The sandstone provides a solid base for the house, and is also used in the lower level of the facade. A lighter set of materials is used on the higher levels to reduce its bulkiness and add natural warmth.”

**DESCRIBE YOUR BRIEF FOR THE NEW HOME?** To create a residence that will cater to a prestigious rental market, while also reflecting the owners’ aesthetic.

**WHAT WAS THE DESIGN SOLUTION?** The finishes and fixtures are luxurious yet practical for rental purposes. The main flooring throughout is a stone-look porcelain tile that had been specified for durability, whereas natural stone was featured throughout for the high-end appeal.

**HOW LONG DID THE RENOVATION TAKE?** There were many years of planning and designing. Demolishing, excavating and then constructing the new residence took approximately two-and-a-half years.

**BIGGEST CHALLENGE AND HOW DID YOU OVERCOME IT?** The owners were living in Spain at the time, so coordinating the project from the other side of the world during Covid lockdowns was hard, but a great team, skilled foreman and daily WhatsApp calls made it easier. **WHAT DO YOU LOVE THE MOST?** The owners say they love sitting in the living room and watching the sunrise over the sea. ▶

*Project architecture and interior design* R Squared Studios; [r2studios.com.au](http://r2studios.com.au). *Ettie Tom*; [ettietom.com.au](http://ettietom.com.au). **Additional decoration** Ettie Tom.

**KITCHEN** Overhead joinery in Navurban Oak Beach. Island and joinery to the left painted Dulux Dilly Blue. Benchtops and splashback in Caesarstone Calacatta Nuvo. Artwork, Ventifact Studio. Sink mixer, Gessi. Visu stools, Living Edge. **DINING** Halo table, The Wood Room. Stanford chairs, Jardan. Y Chandelier 06, Snelling. Artwork by Marisa Purcell. Vases and plate, Fineworks Paddington.

**MATERIALS & finishes**

**JOINERY** Navurban Oak Beach veneer (kitchen and main bedroom), built by Bespoke Interior Joinery. Polyurethane in Dulux Natural White. Micro-cement finish splashback (powder room).

**DOOR HARDWARE** Black handles, Madinoz (kitchen).

**BENCHTOPS** Caesarstone Calacatta Nuvo (kitchen). Grigio Lana marble, Artedomus (powder room).

**TILES** Handmade tiles in Denim, Surface Gallery (powder room).

**FLOORING** Dogal porcelain floor tiles in Light Grey, Surface Gallery (living). Bremworth carpet (main bedroom).

**APPLIANCES** Built-in barbecue, dishwasher and cooktop, all Smeg.

**TAPWARE** Lissoni wall set, Rogerseller (powder room).

**PAINT** Dulux Natural White (main bedroom). Dulux Dilly Blue (kitchen).

**LIGHTING** Y Chandelier 06, Snelling (dining room). Fizi pendant, Articolò (powder room).

**EXTERIOR** Sandstone cladding in Mount White Medium Brown, Gosford Quarries. Blackbutt cladding, Woodform. Urban Ivory tiles in Natural, Artedomus. Satin Dark Bronze anodised doors and windows, Award Aluminium. ▶

**“SANDSTONE PROVIDES A SOLID BASE FOR THE HOUSE AND IS ALSO UTILISED IN THE LOWER LEVEL OF THE FACADE.”** *Eliza Boers, interior designer*

**TERRACE** Kett ‘Arc’ side chairs and ‘Addis’ table, Cosh Living. Objects of Virtue large vase, Bess Paddington. Urban Ivory porcelain pavers, Artedomus. Built-in barbecue, Smeg. Rhino bar fridge, Bar Fridges Australia.





**MAIN BEDROOM** Friends & Founders 'La Pipe' chairs, Fred International. Massproductions 'Sander' table, District. Ceramic cup by Alison Frith. Braid rug, Armadillo. Carpet, Bremworth. Flos 'Luminator' lamp, Euroluce. Shelves in Navurban Oak Beach. Vessels by Rawdestones and Fineworks Paddington. **STAIRWELL** The same Dulux Dilly Blue from the kitchen is used as a feature in the stairwell. **SITTING ROOM** Gubi 'Pacha' armchair, as before. Massproductions 'Crown' armchair, District. Preston sideboard, Jordan. Artwork by Jasper Knight, Chalk Horse Gallery. Palermo rug in Smoke, Armadillo. Alpha side table by Dimitri Vargas. **DINING** Kett 'Johanna' table, Cosh Living. Niemeyer bowl, Greg Natale. Vase, Fineworks Paddington. ▶

“THE PALETTE OF NATURAL MARBLES AND TIMBERS GIVES THE HOUSE A LEVEL OF SOPHISTICATION AND TIMELESSNESS.” *Eliza Boers, interior designer*



**MAIN BEDROOM** Society Limonta throw, Ondene. Bedlinen, In Bed. Profile table, Zuster. Akari lamp, Fineworks Paddington. Agra rug, Armadillo. Contour ottoman, Zuster. **POWDER ROOM** Tiles in Denim, Surface Gallery. Fizi pendant, Articolo Lighting. Lissoni tapware, Rogerseller. Grigio Lana marble vanity top, Artedomus. Mirror, Salvatori & Boffi. Vessel by Gillian Hodes. **BEDROOM** Norah bedside table, Life Interiors. Artworks by Adam Lee (left) and Michael Staniak, both Station Gallery. Tala 'Alumina' lamp, Euroluce. Unique Fabrics 'Bliss' curtains by Coco's Soft Furnishings. H&G