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Autumn is definitely one of my favourite seasons and is an especially beautiful time in property. Leaves are changing shades, the air is crisp, and cosy living areas start to take centrestage.

With the property market booming – low interest rates and plenty of demand – we have taken a deep dive into the property lifecycle to understand the best time of year to sell your home or investment property.

Also, in this issue, discover a reimaged heritage home in Sydney's Inner West; find out how to style your home with classic and contemporary elements; and find out why you should consider Melbourne's stylish Armadale for your next getaway or even your new hometown.

Enjoy the issue,

Holly

Editor-in-Chief
 HOLLY PERKS

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HERITAGE HOME *Reimagined*

Sydney-based architects hit the reset button on their
1890s Victorian Italianate family home.



Having worked on numerous projects, designing architectural spaces for people to live and work, for two lauded architects, never has a project been so personal as the restoration of their family home in Sydney's Inner West.

Working within the bones of an existing 1890s Victorian Italianate, Eva-Marie Prineas, founder and principal of Sydney-based architecture practice, Studio Prineas, and award-winning architect Peter Titmuss, reworked their home's original footprint armed with a passion for heritage conservation and sustainable design.

"Our restoration aimed to reflect the longevity of architecture through bold choices and considered problem solving," explain Eva-Marie. "The empathetic layers we've added over the years gently blend the classical and the contemporary in a way that celebrates the history of the building."

Set in the beautiful village-like suburb of Stanmore, where heritage homes are reimagined for modern-day living, the design-savvy couple spent nine years perfecting what they call 'Elià House'. For Eva-Marie and Peter, the vision was to honour the home's heritage while offering flexibility to their family's future needs.

"With two growing boys, it was essential for us that the home would be robust while offering flexibility to suit our family's changing needs. We were really looking for a project that had a strong and authentic character, as well as room for us to add our own layering," says Eva-Marie.

And that they did. The duo gave the house a greater sense of clarity and purpose while being mindful of the home's existing narrative – preserving and building on what was already there while introducing a neutral palette that allowed their artwork and furniture to shine.

"Unlike most terrace homes, the property is detached on both sides, inviting northern light and natural ventilation, which is a true rarity in properties of this nature," says Eva-Marie. "On one side, we have a generous 1.5-metre setback, which gave us plenty of scope to reimagine the house throughout the restoration process."

Doing away with previous add-ons, they paired the home right back before blending the old with the new in a way that only two architects who are driven by the home's heritage beauty can.

"The nuances between classical and contemporary are throughout the home, with no clear separation between the old and new; exposed tallowwood floorboards run the length of the entire house and continue on the deck, which overlooks the garden," explains Eva-Marie. "The discovery of a dilapidated timber ceiling inspired a reference point for the addition of the external cladding and kitchen joinery, including a furniture-like island bench that is elevated on steel legs."

The original building's true scale and proportion are highlighted through a series of living and dining spaces that flow from the front of the house to the back garden, including the high ceilings and restored archways.

The kitchen, though, is the main focal point. The glass splashback runs the kitchen's length, bringing in the morning sunlight and the movement of the bamboo outside (which is lit up at night).

“

“The nuances between classical and contemporary are throughout the home, with no clear separation between the old and new.”

– Eva-Marie Prineas.





The custom-designed island bench is a piece of furniture that complements the rest of Eva-Marie and Peter's collection—anchoring the kitchen with the outdoor living space complete with an open fireplace and dining area.

"A much-loved space in our home is how the kitchen, dining room and deck all work together in unison," says Eva-Marie. "A favourite pastime is opening up the doors on a weekend morning to invite the sun inside while enjoying a lazy brunch at home."

Upstairs the master bedroom with a walk-in robe and ensuite runs the entire width of the terrace, with double French doors opening out to a balcony with cast-iron lacework. The two children's bedrooms are separated by a generous space that is used as a playroom, study and gym.

"Having owned and run Studio Prineas for the past 15 years, the restoration to our own home has been a rare and special opportunity to test our designs in real-time," explains Eva-Marie. "It's a considerate space for a growing family, with a large number of storage areas and built-in joinery."

Now, as Eva-Marie and Peter prepare their home for sale, Eva-Marie speaks to letting go of their family home, "We've had mixed emotions about leaving not just the physical space, but the emotional connections and memories we've made. However, we're excited by the opportunities to design our next home and continue our creative and experimental collaboration."

Elià House is selling through **Belle Property Annandale**
Contact selling agent **Blake Lowry on 0478 750 750**



Architect & Interior Design Studio Prineas

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Shop the Style

EVOKE THE CLASSIC YET CONTEMPORARY STYLE OF ELIÁ HOUSE BY BLENDING A NEUTRAL PALETTE AND TIMBER ELEMENTS WITH UNIQUE ART AND HOMEWARES.



1. Pebble, cereal bowl, bottle, Mud Australia \$53.00. 2. AC Table, Koskela, \$4,650. 3. Delos Autumn, Framed Canvas, Middle of Nowhere, \$1000.00. 4. Nightstand, Lamp, Gold, Hemisphere, \$624.00. 5. Kyrre, Stool, Ikea, \$12.99. 6. Reverence Aromatique, Hand Wash, Aesop, \$40.00. 7. Linen Sheet Set, Navy, Cultiver, \$445.00. 8. White Como Vase, Fenton & Fenton, \$180.00. 9. Desert Lounge Chairs, Ferm Living from Marz Designs, \$609. 10. Agra, Rug, Byzantine, Armadillo & Co, \$4,000. 11. Abbot, Cushion, Spice, Bambury, \$44.95.