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Prue Ruscoe



Autumn is one of my favourite seasons, and it's an especially beautiful time in property too. Leaves begin to change shades, the air is crisp, and cosy living areas take centre stage.

In this issue of *Sitchu Living*, explore a coastal sanctuary with a dreamy palette in the Eastern Suburbs; learn how to make a bold statement with your home styling; and find out why Brisbane's Bulimba is the perfect place for a restful getaway or a permanent home.

For those navigating the property market, get more insight into the settlement process and discover which questions you should be asking in our five-step simplified guide.

Enjoy the issue,

Holly

Editor-in-Chief

HOLLY PERKS

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Coastal *Sanctuary*

YSG Studio's stunning transformation of a family home in Sydney's Eastern Suburbs is bold, sensual and utterly alluring at every turn.



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“I wanted it to feel like an immersive dreamscape that envelops you the moment you enter and instantly quiets your mind.”

– Yasmine Saleh Ghoniem



Ever since Sydney-based interior designer and founder of YSG, Yasmine Saleh Ghoniem, made the switch from aspiring musician to interior designer, Sydney's design world has never been quite the same. Renowned for her adventurous palettes and colour-fuelled aesthetics, Yasmine's gutsy makeover of a drab coastal home is just what a family of six needed to start afresh.

“With three children between them and another on the way, our clients wanted to create a fresh start where everyone had space,” explains Yasmine. “It was the perfect compromise as one of them was selling his apartment right on Bondi Beach. But more space was needed, so moving just that little way up the hill in Dover Heights was worthwhile.”

Having revamped the client's Bondi Beach apartment for the owner, YSG was called on once again to rework the '90s minimalist home. Armed with a brief to create a tactile haven using highly customised finishes and furnishings, Yasmine set about establishing more connections between internal living areas and the various outdoor spaces.

“The house was a rabbit warren of tiny dark rooms and hallways with travertine floors throughout the ground floor,” she explains. “I wanted it to feel like an immersive dreamscape that envelops you the moment you enter and instantly quiets your mind.”

Several internal walls were demolished to enhance the open flow, and the ceiling in the kitchen/living area and formal lounge room was raised. Arched doorways and curved returns abound, and although some of the travertine floorings were retained, most were replaced by handmade terracotta pavers in the kitchen, living and dining pavilion. The pavers effortlessly flowed through to the outdoors, which is an entertainer's sanctuary.

“A painting by French-Australian artist Stanislas Piechaczek hovers within the home entrance. It was the first artwork the couple purchased together during a break in Byron Bay,” explains Yasmine. “The canvas' dusty pastel shades, patchy brushstrokes and experimentation with conceptual depth informs much of the interior (especially the velvety Marmorino walls and ceiling features) of their radically transformed coastal sanctuary.”

The rust stains on the newly exposed concrete ceiling match the honey-toned veins in the kitchen's Black Panther marble bench, which features an integrated stone sink. The customised banquette seating (designed by YSG) in the living room traces the curved wall and features a George Nelson Ball Bubble pendant above – mirroring the George Nelson pendant above the kitchen island.

The built-in seating perch alongside the hemp-rendered fireplace adds to the home's sculptural aesthetics. Reflecting the painting over the fireplace, ‘The Real Housewives is the Tennessee Williams of our times’ by Kristy Budge, is the custom-designed wool and art silk rug by YSG.

The Anton Table with oak top and brass legs from Living Edge pair beautifully with the vintage leather and chrome chairs from The Vault in the dining area – a cohesive look that continues into the lounge area, where a modular sofa rests on the wool and hemp rug by Halycon Lake.



Upstairs in the private wing of the home are four of the five bedrooms, two of which are separate master bedrooms. Powdery plum tones for ‘her’ with black joinery walls and soothing rose-shaded marble with back veining in the ensuite. For ‘him’, densely hand-brushed deep eucalypt green walls to enhance the impressive seascape beyond, accompanied by black marble with caramel veining in his semi-enclosed ensuite.

“Rather than fade the walls to shades of white as is the custom in Australian seaside residences, the eucalypt green instead frames the knockout views,” says Yasmine.

Outside, the pool was reduced in size and re-surfaced, allowing an entertaining area that included a dining setting and an outdoor kitchen. The theme of natural textures continues with a hewn sandstone plinth that hangs over the poolside, supporting a water feature. With rear bi-fold doors open in summer, the trickle from the water feature creates a gentle soundscape throughout the home, instantly relaxing you from the moment you step inside.

“Given the seaside location, natural aging is celebrated, providing the home with a ‘lived in’ ambience that complimented the family’s relaxed lifestyle and preference for casual daytime entertaining,” says Yasmine. “Every day feels like the weekend.”

Interior Design: YSG Studio
Styling: Felicity Ng
Photographer: Prue Ruscoe
Words: Margaret Quilter

Shop the Style

THE RICHNESS OF TEXTURES IN YSG STUDIO'S BUDGE OVER DOVER IS BALANCED BY THE REFINED, TONAL FURNITURE TO CREATE A SPACE THAT IS THE EPITOME OF HARMONY.



1. Memphis **Vase** Rose, Large, Marmoset Found, \$79.00. 2. Mate Lounge **Chair**, Decent 29 Forest Velvet, Grado, RJ Living, \$899.00. 3. Saucer Bubble **Pendant**, Large, Nelson, Living Edge, \$1,150.00. 4. Twist Faceted Ash Glaze Tall **Vase**, Terunobu Hirata, Mr Kitly, \$480.00. 5. Vintage Kilim Lumbar **Cushion**, 8, Loom, Koskela, \$499.00. 6. Ripple Verrines **Glasses**, Smoked Grey, Set of 4, Ferm Living, DesignStuff, \$79.00. 7. Post **Coffee Table**, Large, Smoked Oak Star, Ferm Living, Designstuff, \$2,779.00. 8. SP01, Caristo **Armchair**, High Back, Kyoto White, Natural Ash, Satin Black, Tim Rundle, Space Furniture, \$4,615.00. 9. Petit Tour Sconce **Light**, Atelier De Troupe, Spence and Lyda, Price on Request. 10. Beach Life Terra, **Rug**, Terra, Halcyon Lake, \$3,870.00-\$6,972.00. 11. Laundry **Basket** with Handles, Houndstooth, Pan After, \$130.00.