



HENRI IS AN ODE TO DARLINGHURST

IT'S A PLACE WHERE EVERY CORNER HOLDS A PIECE
OF HISTORY, EVERY BUILDING TELLS A STORY, AND
EVERY FACE ADDS TO THE RICH CHARACTER THAT
MAKES DARLINGHURST UNIQUE.

HENRIETTA TOWN, NOW DARLINGHURST, CONTINUES
TO BE A PLACE OF TRANSFORMATION AND A BEACON
OF CULTURE AND CREATIVITY.

HENRI HONOURS THE PAST AND IS WOVEN INTO THE
URBAN FABRIC OF THE PRESENT. HENRI IS AN ESSAY
IN ARCHITECTURAL REFINEMENT.

HENRI IS HOME

ABADEEN

Welcome to Henri House. A contemporary new address of just 13 design-led residences including one exclusive whole-floor penthouse, cut from the cultured enclave of Darlinghurst and illuminated within by sweeping views over Sydney's glistening harbour and city skyline.

Bold, monolithic architecture and truly commodious interiors carve a modern classic into the streetscape; respectful yet unlike anything seen before in the precinct. Featuring bespoke modernist interiors by Studio McCue, beautiful landscapes by Dangar Barin Smith, and orchestrated by leading property developer Abadeen.



ARTIST IMPRESSION

WELCOME

Enjoy stunning panoramic views across Sydney's world-renowned harbour city from Henri's exclusive release of light-filled north-facing designer apartments, crowned by a communal skygarden.



“Henri House is grounded in the idea of permanence and Australian modernism, influenced by the natural warmth and simplicity of contemporary wabi-sabi design. Quality and generosity of space is chosen over unnecessary extravagance to create calm, confident, timeless homes.”

CHRIS McCUE
Founder, Studio McCue



STUDIO McCUE

ABADEEN



This is Henri House: strong, considered and luxurious. A significant new architectural landmark within Sydney’s historic inner-city landscape.

Positioned on one of Darlinghurst’s most vibrant streets, Henri’s striking monolithic form speaks of strength and permanence, sympathetically blending into the surrounding heritage precinct. It conveys both monumentality and elegance with its handsome exterior palette of robust sandstone, bronzed metals and native plantings.

“Experience the perfect blend of privacy and practicality with just two apartments per floor, designed for exclusivity. Thoughtfully crafted layouts maximise space and functionality, offering modern living at its finest.”

JESS WONG
Development Manager, Abadeen

HENRI

LIVES

CITYSIDE



SYDNEY CBD

NORTH SYDNEY

HYDE PARK

BOTANICAL GARDENS

WOOLLOOMOOLOO WHARF

POTTS POINT

EAST SYDNEY

ST VINCENT'S HOSPITAL

PADDINGTON

SURRY HILLS

OXFORD STREET

Henri House introduces a new personality to the cultured community of Darlinghurst. A modern enclave within an historic quarter. A city neighbourhood of pulsating options, hatted restaurants, art galleries, concept stores, tree-lined lanes and colourful characters. This is where trends begin and creative endeavour takes hold. Henri is home.



Darlinghurst has always been decidedly cool. Its leafy residential streetscapes have long been home to an amalgam of stately mansions, tiny row houses, vibrant nightlife and cosmopolitan cafes. Constantly evolving with the times yet steeped in history and tales of days gone by. A world unique in spirit and character sits on Henri’s doorstep. Partake if and when you please.



HENRI HOUSE: BEHIND THE NAME.

The Eastern Hill area was originally called ‘Henrietta Town’ after Governor Macquarie’s wife, successor Governor Darling later renamed the suburb ‘Darlinghurst’ after his own wife, Eliza Darling.



HENRI
IS A MODERN
CLASSIC



From the moment of arrival, these exceptional house-like residences welcome you home. They possess great simplicity and scale, designed with confidence and resolve. Luxurious interiors are bold, not brash: a sanctuary of orderly shapes and elegant sweeps of space, devoid of needless ornamentation.

Stunning marble and warm oak timbers centre and elevate the rooms—the natural canvas and play of light a recurring thread throughout. Volumes feel carved into the spaces, lightwells bring daylight into their heart, while flowing interiors embrace the outdoors. With only two apartments per floor, Henri House ensures an unmatched level of privacy and exclusivity.

RESIDENCES





No expense has been spared to create the ultimate in luxury kitchen design, featuring sweeping natural stone, beautiful oak floors, abundant storage, and a high-end selection of Wolf appliances and Sub-Zero kitchen and wine fridges.

A communal rooftop garden elevated above the city provides space for quiet reflection and retreat. Leading landscape architects Dangar Barin Smith have conceived beautiful green spaces that recall the original pre-settlement story lines of the land on which Henri sits, the modern Sydney skyline as a backdrop.



Henri's four-bedroom hero penthouse, designed with immense attention to scale and comfort. Spaces feel eternal, timeless, composed of authentic natural materials of enduring quality.

Generous spaces speak of quiet luxury, rich in beautifully composed elements and textures. The spectacular powder room, shown here, exemplifies Henri's generous touches of subtle glamour, finished in dramatic blackened oak timber-look joinery and deep grey veined natural stone. Without neighbours and commanding one entire level, this powerhouse whole-floor penthouse is all about atmosphere.



PENTHOUSE

In the grand living room, come home to the warmth of a flickering fire where a vast statement stone wall and elegant built-in bar produce a residence of exceptional depth and scope. Multiple living and study areas provide the luxury of space for entertaining or quiet retreat.



THE VERY BEST OF SYDNEY,
PERFECTLY IN FRAME.

Expansive private terraces create residences immersed in the vistas, colours and light of Sydney, framed by elegant blonde brick, refined bronzed handrails and oversized porcelain pavers.

Unconfined interiors with easy connections to the outdoors bestow a sense of sanctuary alongside iconic northern outlooks towards the city, Harbour Bridge and Opera House. Henri's luxuriously curated spaces constantly blur the lines between inside and out.



Through full-height bronze-framed doors, Henri's crafted interiors flow seamlessly to wide, spacious balconies. Each residence captures wonderful dual aspects, all oriented to welcome ideal northern light and breezes. These truly expansive rooms create space for artworks and a luxurious centre for gatherings and social events, elegantly finished with timeless chevron oak floors. They present a rare opportunity to enjoy spatial dimensions and amenity more typical in a traditional home.

A majestic entertainer's kitchen is a sculptural centrepiece within the voluminous living area. It is a celebration of monolithic and cantilevered forms and Henri's signature palette of restrained tonal colours.

The kitchen includes an impressive suite of high-calibre Wolf appliances, Sub-Zero refrigerators and wine fridges as well as a fully-equipped scullery to host large gatherings with ease. Timeless finishes in weighty slab marble, chevron-laid oak timber and brushed stainless steel have been meticulously considered for a bespoke, tailored feel.



ARTIST IMPRESSION



Your private quarters bring a welcome dose of serenity. In the master wing, a luxuriously appointed ensuite is an uplifting sanctuary, with wonderful views south over East Sydney's rooftops and tree canopies.

The floating stone and timber vanity, organic textures and freestanding bath tell a beautiful story, evoking earthy connections to nature. These are peaceful spaces that value the elegance in natural materials; beauty distilled to its purest form. Henri enchants yet never shouts for attention.





HENRI IS

CULTURED

Perfectly located between the CBD and the east, Darlinghurst is the address of choice for professionals, filmmakers, entrepreneurs and the creative set. For growing families, it’s also conveniently close to many of Sydney’s best private schools and leading universities. All just a few minutes’ walk to the heart of the city and the cosmopolitan culture and dining of Paddington, Potts Point, Surry Hills and Woolloomooloo Wharf.



THE WARATAH



LIVERPOOL STREET

Grand historic buildings, modern monoliths and elegantly converted terraces create striking contrasts, while prominent business identities rub shoulders with the innovative, the fashionable, and the artistic. Together, they lend Darlinghurst its unique verve and energy, unmatched anywhere else in Sydney.



THE RUSTY RABBIT



RAINBOW STUDIOS



ARTHOUSE GALLERY

Henri lives in culture’s heartland. Home to the National Art School, theatre and copious galleries, Darlinghurst has always been a creative enclave of artists, performers and designers. A defining part of the community, the suburb’s lively arts and theatrical venues are a natural extension of the neighbourhood.



ARTHOUSE GALLERY

The desire of Darlinghurst

Cafés and Patisseries

1.	Two Good Co. Café		1min
2.	The Rusty Rabbit Café		3min
3.	Gelato Messina, Darlinghurst		3min
4.	The Mayflower, Darlinghurst		3min
5.	Bills Restaurant, Darlinghurst		5min
6.	A.P Bread & Wine		7min
7.	Primary Coffee Roasters		12min
8.	Jackies Café, Paddington		15min

Dining and Bars

9.	Darlo Bar, Darlinghurst		2min
10.	The Waratah, Restaurant & Bar		3min
11.	East Village Hotel, Sydney		3min
12.	Restaurant Ka		7min
13.	Beppi's Italian Restaurant		9min
14.	The Beresford, Surry Hills		10min
15.	The Apollo Restaurant		14min
16.	Franca Bar & Brasserie		15min
17.	The Village Inn, Paddington		15min
18.	Cruising Yacht Club of Australia		5min
19.	Fred's, Bar & Restaurant		6min
20.	Bambini Trust Restaurant & Wine Room		8min

Parklands and Wellness

21.	Green Park		6min
22.	CityCave Float & Wellness Centre		9min
23.	Hyde Park, Sydney		12min
24.	Rushcutters Bay Tennis Centre		4min
25.	The Domain		6min
26.	Royal Botanical Gardens		8min

Retail and Culture

27.	National Art School		2min
28.	Radio Free Alice, Record Shop		2min
29.	Rainbow Studios		4min
30.	Eastern Hill General Supplies		7min
31.	Above the Clouds Store		10min
32.	Arthouse Gallery		11min
33.	Potts Point Market		3min
34.	Art Gallery of New South Wales		3min

Connectivity and Transport

35.	Kings Cross Train Station		8min
36.	Edgecliff Train Station		6min
37.	Surry Hills Light Rail		8min
38.	Central Train Station		8min



Henri keeps it local

Sydney’s most diverse and effervescent suburb attracts a cast of venues and characters who revel in Darlinghurst’s inimitable local scene. These are just some of the landmark establishments and exciting new entrants that enliven leafy laneways and street corners across the neighbourhood.

“Vibrant and ever-changing, the rebirth of all the beautiful heritage buildings is giving Darlinghurst a new lease of life.”

PHIL KOH
Proprietor, Eastern Hill General Supplies



EASTERN HILL GENERAL SUPPLIES

THE VELVET GLOVE

Nestled in the heart of Darlinghurst, The Velvet Glove offers a unique and elevated dining experience. Sink into plush velvet chairs, enjoy a handcrafted cocktail, or dine on the terrace with views of the iconic Kings Cross Coke sign as a backdrop. The elegant, art-infused dining space shares notable artworks from prominent galleries around the world.

RADIO FREE ALICE

Proprietor James Tsai is emphatic: “Darlinghurst is still cool. I wouldn’t change a thing about it.” Squeezed in a small row of shops between the Jewish Museum and the Darlo Bar, Radio Free Alice is a hidden gem for lovers of alternative culture, vinyl, import films, art books and curiosities. “Whenever someone new moves in they’re so pleased to discover a record shop in the hood.”



RADIO FREE ALICE



RAINBOW STUDIOS

RAINBOW STUDIOS

Partners Brent Gold and Jade Gillett thrive on delivering undiscovered local talent and international artists to their all-white gallery showroom, housed in a prominent corner terrace opposite the seminal original Bill’s café. “We love Darlinghurst’s vibrancy and energy. It’s the creative hub of Sydney, always growing and evolving with new ventures popping up all the time.”

The fabric of Darlinghurst is coloured by a love of inner-city living and a world of culinary discovery. Indulge an appetite for global flavours in up-and-coming eateries, much-loved dining institutions and the infinite grid of hip bars that surround your home; venues that please both critics and Sydney’s most sophisticated diners.



EVAN STROEVE

THE WARATAH

A modern take on the neighbourhood bar and dining room, The Waratah is led by an all-star line-up of hospitality talent including co-owner and maestro bartender, Evan Stroeve who revels in the area’s energy: “You can’t be bored in Darlinghurst. Every day is different with people from all walks of life.”



EAST VILLAGE HOTEL

An historic Darlinghurst pub since the early 1900s, that’s been reimagined into a modern three-level venue. From the refined Public Bar with wine-infused cocktails to the vintage charm of the Athletic Club and the stunning Roof Terrace with city views, this iconic pub offers a unique experience for every season.





KA RESTAURANT

KA RESTAURANT

Restaurant Ka is Hong Kong-born Chef Zac Ng's unconventional take on modern Australian dining. Exhibiting shades of early Tetsuya's, the degustation-only restaurant is small, intimate and a gastronomic journey of Japanese, Cantonese and contemporary Australian flavours. The pint-sized venue is hard to find, but worth the trip.



KA RESTAURANT



ABOVE THE CLOUDS



BILLS

Venture to nearby Surry Hills for the Above the Clouds flagship store, a contemporary retail outfit housing a globally diverse mix of new and established high-end fashion brands.

A few paces along Crown Street and you'll discover another extension of the growing Bills empire. Indulge in their signature ricotta pancakes or savour your morning coffee and admire this richly appointed locale of warm ocre, timber furnishing and terazzo tiles.

Forget chain stores. Darlinghurst locals are a diverse constellation of independent retailers who choose to call this neighbourhood home.

Shop for the best baked pastries or expand your wardrobe with bespoke suits, vintage French workwear, and graphic tees. Remember to set your alarm for cult Sydney patisserie Shadow Baking, creation of three Gelato Messina head chefs. They tend to sell out just hours after doors open.



CAFÉ C&M



SHADOW BAKERY

Paddington is renowned for its heritage architecture, offering a glimpse into Sydney's rich history. Lined with vibrant rows of beautifully preserved Victorian terraces, showcasing intricate iron lacework, charming balconies, and lush courtyards. Nestled along leafy streets, these beautifully preserved homes embody the suburb's timeless appeal, making it one of Sydney's most sought-after enclaves.



PADDINGTON

Darlinghurst sits at the heart of Sydney's most desirable and dynamic neighbourhoods, bordered by the elegant streets of colourful Paddington, the vibrant dining of Potts Point, and the creative energy of Surry Hills. Surrounded by award-winning restaurants, boutique shopping, world-class galleries and cosmopolitan culture, Darlinghurst enjoys the perfect locale blending sophistication, convenience, and urban charm.



PADDINGTON



SURRY HILLS



HENRI IS

CURATED

LUXURY



ABADEEN



HENRI'S DEVELOPER

Abadeen is a leader in delivering premium residential, commercial, and mixed-use projects that redefine urban living. Established in 2008 by founder Justin Brown, Abadeen leverages his 28+ years of industry experience, having successfully delivered over 80 premium projects in some of Australia's most sought-after locations.

With a steadfast commitment to creating timeless, thoughtfully-designed spaces, Abadeen focuses on seamless integration with local communities. Our strength lies in an expert team, trusted partnerships, and a deep understanding of the Australian property market.

Our nimble team and integrated business model set us apart. We take a collaborative approach to ensure seamless delivery of complex, mixed-use developments requiring advanced expertise. Our focus extends beyond financial outcomes—we're dedicated to creating timeless, innovative spaces tailored to the communities they serve.

OVER 12 PROJECTS
CURRENTLY UNDER
CONSTRUCTION

DEVELOPMENT
PIPELINE OF OVER \$2.5B

MORE THAN 80
PROJECTS DELIVERED

RESIDENTIAL,
COMMERCIAL, RETAIL
AND MIXED-USE

“In the heritage-rich environs of Darlinghurst and just a stone’s throw to Sydney’s most popular galleries, bars and restaurants, Henri House’s high-end, owner-occupier residences make for a stylish architectural contribution to the cultured and eclectic Darlinghurst neighbourhood. A place that respects the suburb’s dual historic & modern urban culture.”

JUSTIN BROWN
Executive Chairman & Founder

ABADEEN

STUDIO
MCCUE



CHRIS MCCUE

HENRI'S INTERIOR DESIGNER

Rooted in essentialism, boutique architecture and interior design practice Studio McCue creates extraordinary homes and spaces that shape the landscapes we inhabit. The firm's ethos integrates creativity and insights into every project, ensuring close alignment with the vision.

Studio Director Chris McCue's insights have left an indelible mark on the design world with a portfolio of celebrated projects both within Australia and abroad. In the dynamic world of architecture and interior design, the team is mindful to design spaces that are as relevant tomorrow as they are today. Their collaborative approach leads to exceptional results and fosters a smooth, productive and thrilling process, positioning the firm uniquely in the market.

FOUNDED IN 2024
BY CHRIS MCCUE

KNOWN FOR QUALITY
DESIGN SOLUTIONS

SPECIALISES IN
ARCHITECTURE AND
INTERIOR DESIGN

LEADING BOUTIQUE
DESIGN FIRM IN
MELBOURNE

“Everything is house-like in scale and designed to last. These are rare family-sized homes in an apartment setting, honouring simply detailed materials, highest quality inclusions, and an appreciation of permanence in architecture and interiors.”

CHRIS MCCUE
Founder

STUDIO MCCUE

DANGAR
BARIN SMITH

+ || DANGAR
BARIN
SMITH



HENRI'S LANDSCAPE ARCHITECT

Dangar Barin Smith have established themselves as one of Australia's premier creative landscape practices. Known for creating beautiful, enduring landscapes that respond to their location, directors William Dangar, Naomi Barin and Tom Smith bring a focus on quality materials, robust construction, and elegant design solutions to each project

FOUNDED IN 1991 BY
WILLIAM DANGAR

RENOWNED FOR
SUSTAINABLE, DESIGNS

DESIGNED 1,000+
RESIDENTIAL AND
COMMERCIAL GARDENS

KNOWN FOR
INNOVATIVE, SITE-
SPECIFIC DESIGNS

HENRI HOUSE

DARLINGHURST

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