

# 54 Caledonia Street, Paddington, NSW, 2021

PPD REAL ESTATE

## House For Sale

Tuesday, 14 January 2025

54 Caledonia Street, Paddington, NSW, 2021

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 234 m<sup>2</sup>

Type: House



Catherine Dixon  
0283551156



Kane Dunkley  
0283551158



William Hesketh  
0283551157

## Fraser House, A Bespoke Reimagination Of A Modernist Icon

A modern marvel of unrivalled artistry, Fraser House was built in 1974 by the distinguished late architect Vivian Fraser as his own home and recognised by the RAI A with a Merit Award as a fine example of the Sydney School style of architecture. Revolutionary in its day and still outstanding in its conception and design. The double-fronted property has undergone a bespoke revival by Noek Witzand - noekdesign. He has preserved the integrity of the original build while catering to contemporary lifestyles with every luxury, from a state-of-the-art kitchen and home office, to a heated mineral pool and climate control.

Designed around an internal courtyard to maximise natural light and cross-flow, every detail of this newly transformed icon has been custom crafted with limestone, walnut veneer and Paonazza marble as the heroes of the interiors offset by textural finishes in brass, silk and stucco. In keeping with its mid-century aesthetic, the freestanding home's transformation takes a human-centric approach that focuses on wellbeing with three ensuite bedrooms conceived as private sanctuaries and a 9.8kW solar power system ensuring the home treads lightly on the environment. This is a true one-of-a-kind at the top end of Paddington, 300m to Woollahra village and 600m to the gates to Centennial Park.

- Newly reimagined, bespoke interiors
- 9m frontage with limestone forecourt
- Oak floorboards and custom joinery
- 3 ensuite bedrooms with built-in robes
- All open to a courtyard or sun deck
- King-sized main with a sitting room
- Dedicated study with limestone floors
- Dream Paonazzo marble gas kitchen
- Gaggenau appliances, integrated fridge
- Internal courtyard with Japanese Maple
- Glass-framed living and dining pavilion
- Jetmaster fireplace and raked ceilings
- Moroccan tiles, silk blend curtains
- Entertainer's courtyard, built-in bbq
- Heated mosaic-tiled mineral pool
- 3 beautiful bathrooms, powder room
- Zellige tiles, European appointments
- Daikin VRV air, Pixie smart lighting
- 9.8kW solar power, passive house design
- Double garaging (EV charger provision)