

11 Fraser Street, Randwick, NSW 2031

Sold House

Friday, 1 September 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 580 m2

Type: House



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A seamless fusion of traditional elegance and quality contemporary design marks a new style chapter for this freestanding Edwardian residence nestled at the top end of a boutique cul-de-sac. Built c1910 on a private north-facing 580sqm approx, the double-fronted home rests amid established gardens in a tightly held pocket of Randwick North. Beautifully proportioned interiors are spread over one level with the original front of the home accommodating four king-sized bedrooms and a home office while a pavilion-like extension forms the social heart of the home. Soaring ceilings and refined craftsmanship inform an architectural reimagining that pays homage to the home's classical grandeur while delivering a perfect blend of form and function that's perfectly configured for family life. Featuring dual street frontage and double garaging, this exceptional family home is just around the corner from Frenchmans Road village with great schools all around and a 700m walk to the Musgrave Avenue gates to Centennial Park. - North facing garden with a Magnolia tree and sunken trampoline- Australian Blackbutt floors, 3.1m ceilings, wraparound verandah- 4 large bedrooms with built-ins, 2 ensuite, and an attic retreat- Main bedroom with a feature fireplace, dressing room and ensuite- Custom-fitted home office and a separate family room/TV lounge - Custom chef's grade kitchen with a butler's pantry and 3m island- 50mm stone benchtops, Siemens appliances, induction cooktop - Light-filled living and dining with heated polished concrete floors - Exposed brick feature walls, automated blinds, ducted air (zoned)- East-facing garden with a bbq terrace and outdoor feature lighting - 3 European-appointed bathrooms with underfloor heating - Family bathroom with a freestanding bath and separate shower- Double lock-up garage/gym with rear access via McLennan Avenue- XkW solar power system with low energy bills, eco-friendly design- 300m to the Merivale Dog Hotel, Bake Bar, cafes and restaurants - In conjunction with James Ball 0410 740 349 | Sotheby's International