

26 Campbell Avenue, Paddington, NSW 2021



House For Sale

Monday, 6 November 2023

26 Campbell Avenue, Paddington, NSW 2021

Bedrooms: 3

Bathrooms: 2

Area: 148 m2

Type: House



Jaime Upton
0414312131

Contact Agent

Tucked into the heart of stylish Paddington, this elegant 4.2metre-wide home set on approximately 148sqm of land is filled with natural light and provides the perfect environment for busy family life and relaxed entertaining, melding delightful period elements with modern updates for functional comfort and aesthetic appeal. The ground floor layout includes diverse living spaces, with both formal and casual living rooms, a separate formal dining room with tailored floor-to-ceiling shelves, and a large marble-topped kitchen equipped with a 90cm Omega gas hob and oven, Smeg extractor fan and Miele dishwasher, all in stainless steel. Abundant glazing allows natural light to pour into this area, which opens out onto a large entertainer's deck and low-maintenance stone-paved patio. Further amenities include a European laundry, guest powder room and 16sqm of easy-access underfloor custom storage or wine cellar. Upstairs, three good-sized bedrooms with built-in wardrobes and French doors opening onto private wrought-iron balconies with leafy outlooks are serviced by two bright bathrooms with glass-framed rainfall showers, the main also with a bathtub. An electrically operated ladder leads up to an attic space which has been converted into 40sqm of meticulously engineered brand new home office and additional storage space. Throughout the house, soaring ceilings with original detailing, carefully conserved Victorian fireplaces, original brickwork and restored timber floorboards add plenty of character, while plantation shutters, reverse-cycle air-conditioning, ceiling fans and a secure entrance ensure year-round comfort and peace of mind. Although eminently liveable as is, the home has excellent potential for further updates or development, subject to council approval. An abundance of on-street parking for residents and their guests. Within one kilometre of this premium lifestyle location lie Rushcutters Bay, the CYCA, SCEGGS Darlinghurst, St. Vincent's Hospital, Paddington's renowned Fiveways, top restaurants and cafes, high-end boutiques, cinema, parks, and playgrounds. The Sydney CBD, other top-tier schools and Centennial Park are all within a 2km radius, with bus stops for the Pyrmont-Bondi Junction 389 just 350 meters away. This must-see abode will appeal to busy families, entertainers, astute investors and lifestyle-focused professionals. Outgoings per quarter: Council:\$520 Water:\$195 Contact: Jaime Upton Sydney Sotheby's International Realty +61 414 31 21 31 jaime.upton@sydneysothebysrealty.com