

# 86 Caledonia Street, Paddington, NSW 2021

PPD REAL ESTATE

## House For Sale

Wednesday, 7 February 2024

86 Caledonia Street, Paddington, NSW 2021

Bedrooms: 2

Bathrooms: 1

Area: 108 m2

Type: House



Catherine Dixon  
0283551156



William Hesketh  
0428388252

## Price Guide \$2,200,000

A gorgeous north-facing garden, sunlit interiors and fantastic location between the buzz of Oxford Street and Woollahra village make this newly refurbished terrace a wonderful place to live. Holding a prized end-of-row position with dual street access, the two-storey home is bathed in natural light with windows on three sides creating a bright and airy environment. Streamlined interiors channel a timeless Scandi aesthetic with an easy breezy indoor/outdoor flow and only one common wall. In the Woollahra Public School catchment, the two-bedroom home's private child-friendly garden and walk everywhere location make a perfect choice for the young family just a few hundred metres to Queen Street's cafe society and a 500m walk to the Paddington Gates to Centennial Park. -?Great corner block with a NE aspect-?2 upstairs bedrooms with built-ins -?Main with a balcony and 4m ceilings-?Free-flowing living and dining space-?Bright stone-topped Ilve gas kitchen-?Custom solid timber breakfast island -?Casual living bathed in northerly sun-?Highlight windows and a lush outlook-?Bi-folds to a private entertainer's deck-?Established garden with a sunny lawn-?New designer bathroom, custom vanity -?Aged brass tapware, dual shower heads-?Concealed gallery art hanging system-?Excellent natural light and cross-flow -?Secure side access to Point Piper Lane-?Woollahra Public School catchment-?500m stroll to Centennial Park-?Easy access to the city and beaches