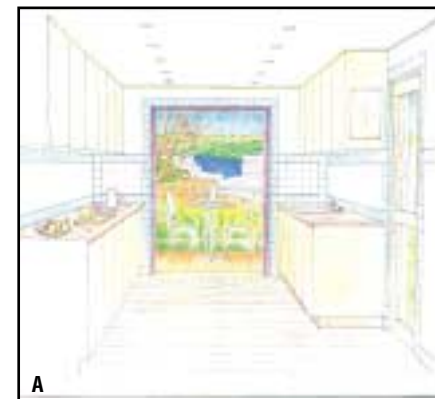


Heritage value

Snapped up for song two years ago, a once-derelict Paddington terrace has been transformed into a contemporary jewel

WORDS JENNIFER LOICHT



Two years ago it was derelict. Today, Tony Naoum's Paddington terrace is an impressive contemporary home with harbour views. The metamorphosis was achieved thanks to a trio of Sydney architects who saw potential where others didn't.

Tony, who works in marketing, snapped up the decrepit former Benevolent Society property "for a song" in 2002 and spent a year doing it up according to the collective vision of Peter Dalton, Ruth Francis and Kerry Norrie from Peter Dalton Architects.

Tony, who lives in Condell Park in Sydney's south-west, rents out the terrace and wants to sell it when the market improves. He reckons he spent about \$300,000 on the renovations and hopes to get \$1.4m for it – the property is currently listed with Di Jones, Woollahra.

Colliers International were less optimistic when they originally listed the dilapidated terrace. Peter says the building was in such poor shape, Colliers thought little could be done to save it and, more worrying, that the house wouldn't sell at all.

"It was totally derelict," says Peter. "Parts of the structure were unsound. It was the sort of place squatters would occupy."

