

A two-story red brick house with a classical portico supported by four columns. The central entrance features a black door with a decorative transom. A wide set of stone steps leads up to the portico, flanked by black metal railings. At the base of the steps is a semi-circular stone fountain with a central urn-shaped basin. The house is surrounded by lush greenery, including climbing vines on the walls and manicured hedges. The overall aesthetic is one of classic luxury and elegance.

Luxury Homes of Australia

Luxury Homes of Australia

A road less traveled.

THE PRIVATE COLLECTION

Explore the residences



Barford Estate
BELLEVUE HILL - SYDNEY



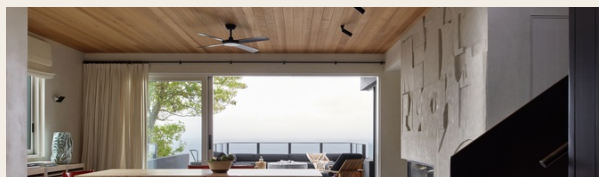
Barda House
BELLEVUE HILL - SYDNEY



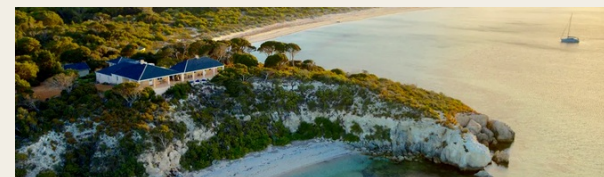
Palm Beach Residence
PALM BEACH - NORTHERN BEACHES



Paddington Residence
PADDINGTON - SYDNEY



Bronte Ocean Residence
BRONTE - SYDNEY



Kangaroo Island Beach House
EASTERN COVE - KANGAROO ISLAND



Southern Highlands Farm
SOUTHERN HIGHLANDS - NEW SOUTH WALES

Seven residences.
One considered collection.

Private homes across city, coast, island and country. Each retains its own identity; together they create a more personal way to experience Australia.



WHO WE ARE

Independent homes. One considered collection.

Luxury Homes of Australia brings together a small number of independently remarkable private residences through shared storytelling, considered journeys and personal introductions.

The collection is not a conventional accommodation portal. Each home is presented on its own terms, with availability, suitability and arrangements approached privately.

A stay may centre on one exceptional residence or become a continuous journey across city, coast, country and island. The aim is simple: fewer homes, more considered representation, and experiences shaped around the people taking them.

OUR DIFFERENCE

PLACE

Residences inseparable from their setting.

CHARACTER

Architecture, history and atmosphere over sameness.

PRIVACY

Every introduction begins with a conversation.

THE JOURNEY

One home, or a considered sequence across Australia.

LANDMARK PRIVATE ESTATE

Barford Estate

BELLEVUE HILL - SYDNEY, NEW SOUTH WALES

Barford is a rare inner-Sydney estate whose scale, gardens and layered accommodation make it feel entirely removed from the city beyond its gates. The principal residence and neighbouring Rupertswood address can be considered independently or together, allowing the estate to expand around the needs of an extended family, private gathering or longer stay.

The 1931 Georgian Revival house is set within mature formal gardens with harbour outlooks, generous reception rooms and a sequence of spaces designed for both privacy and entertaining. A pool, tennis court, cinema, billiards room, gym, jacuzzi and multiple outdoor dining settings create the breadth of a private resort while retaining the character of a family home.

The defining quality is not simply scale, but continuity of care. Household support and additional services can be shaped around each stay, with every arrangement confirmed privately.

WHY COME HERE

For a fully serviced private-estate experience in one of Sydney's most established residential enclaves, with the harbour, beaches and city within easy reach.

A CONSIDERED DAY

Begin with a garden breakfast, swim or tennis. Spend the afternoon on the harbour, then return for dinner beneath the courtyard lights or a private screening in the house.

ACCESS

- Nearest airport: Sydney Airport (SYD)
- Indicative road transfer: 20-35 minutes
- Harbour and city access by private arrangement

KEY DETAILS

- Two neighbouring residences
- Pool, tennis, cinema, gym and billiards
- Capacity confirmed privately



A private estate with the city at its door.



CONTEMPORARY HARBOUR RESIDENCE

Barda House

BELLEVUE HILL - SYDNEY, NEW SOUTH WALES

Barda House is a sculptural Bellevue Hill residence designed by architect Walter Barda. Across approximately 905 square metres, the house balances strong architectural geometry with warm, highly resolved interiors and a north-facing relationship to its garden, pool and cabana.

Six bedrooms, five bathrooms and secure parking for six cars support a substantial household without compromising privacy. Living spaces open towards the garden and skyline, while the residence's elevated position brings outlooks across Sydney and the harbour. A cinema, gym, steam room and integrated technology extend the home beyond conventional accommodation into a complete private-stay environment.

Its appeal lies in the contrast between architectural clarity and relaxed family living: a home that can host generously, then become quiet and self-contained when the day is done.

WHY COME HERE

For guests seeking contemporary architecture, garden privacy and broad Sydney access from a prestigious Eastern Suburbs setting.

A CONSIDERED DAY

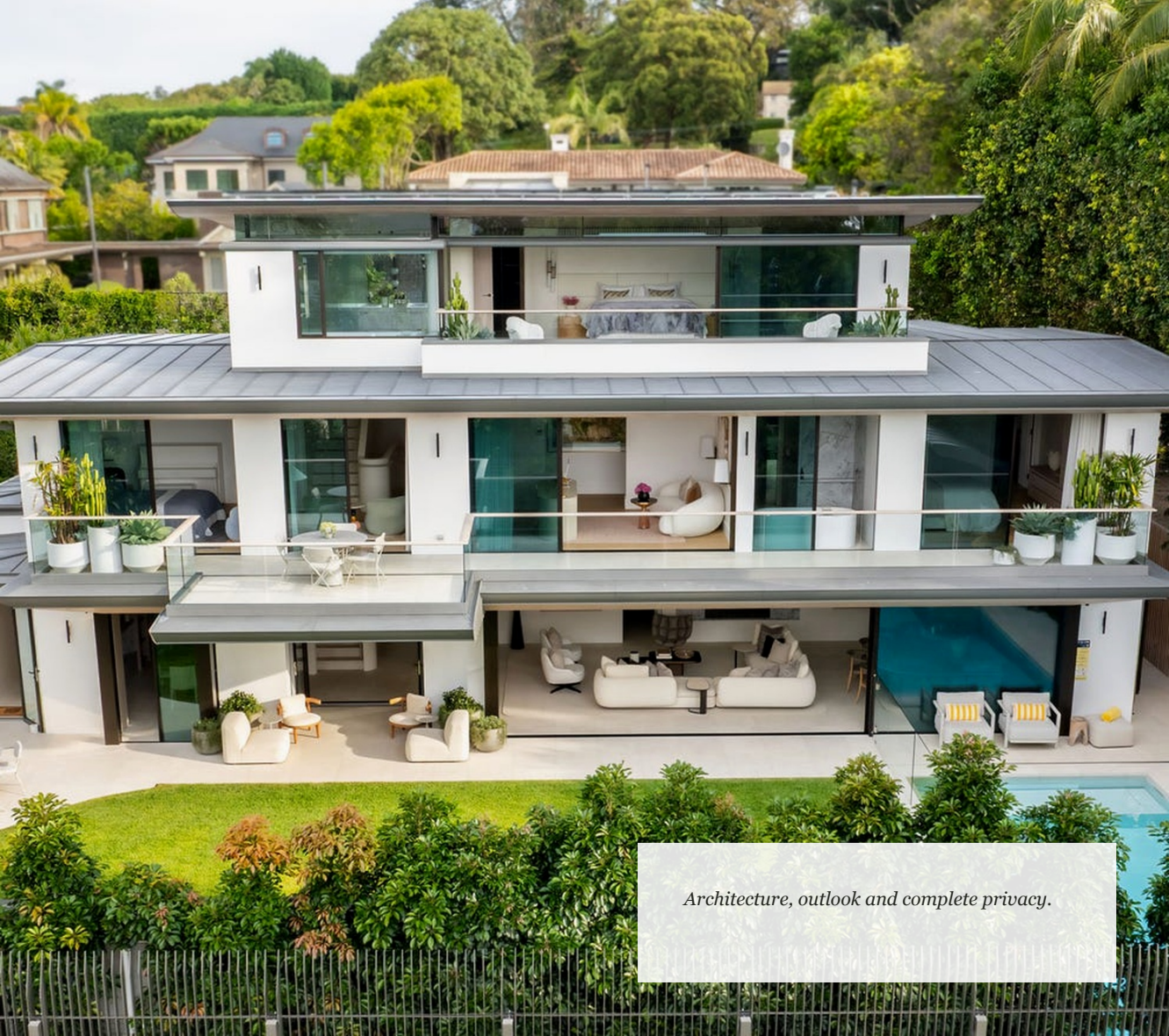
Swim overlooking the skyline, arrange a private lunch beside the garden, explore nearby beaches and galleries, then return for a film or an unhurried evening at home.

ACCESS

- Nearest airport: Sydney Airport (SYD)
- Indicative road transfer: 20-35 minutes
- CBD, harbour and beaches within easy reach

KEY DETAILS

- Six bedrooms and five bathrooms
- Pool, cabana, cinema and private wellness
- Secure parking for six cars



Architecture, outlook and complete privacy.



PRIVATE HEADLAND RETREAT

Palm Beach Residence

PALM BEACH - NORTHERN BEACHES, SYDNEY

Set within Palm Beach's lush headland landscape, this private residence offers a slower coastal rhythm between the Pacific Ocean and Pittwater. Tropical gardens screen the house from view while generous interiors open towards terraces, lawns and the landscape beyond.

The architecture is shaped around indoor-outdoor living. Natural light, open-plan gathering spaces and a calm material palette allow the setting to lead, whether the stay is focused on family time, long lunches or days moving between the beach and the water. The residence feels secluded without being remote, with Palm Beach village and the wider Northern Beaches close at hand.

This is a home for settling in rather than passing through: mornings outdoors, afternoons by the coast and evenings gathered around the table. Capacity and detailed arrangements are confirmed privately.

WHY COME HERE

For an elevated Sydney beach-house experience with the privacy of a garden retreat and direct access to the distinctive ocean-and-Pittwater character of Palm Beach.

A CONSIDERED DAY

Walk or swim early, cross Pittwater by private boat, arrange lunch at home, then watch the evening light move across the palms and headland.

ACCESS

- Nearest airport: Sydney Airport (SYD)
- Indicative road transfer: 75-100 minutes
- Private vehicle or boat transfers by arrangement

KEY DETAILS

- Ocean and Pittwater setting
- Tropical gardens and expansive outdoor living
- Capacity confirmed privately



CHARACTERFUL CITY RESIDENCE

Paddington Residence

PADDINGTON - SYDNEY, NEW SOUTH WALES

The Paddington Residence is an intimate three-bedroom city home with a distinctive decorative identity. Pattern, colour, art and carefully layered furnishings create rooms that feel collected rather than styled, giving the residence a personality entirely its own.

Its central position makes it a natural Sydney base for couples, close friends or a small family. Galleries, restaurants, boutiques, the city and harbour are readily accessible, yet the house offers the privacy and ease of returning to a true home between engagements.

The residence has been described as a private clubhouse: compact enough to feel convivial, characterful enough to anchor the stay, and well placed for guests who want Sydney's cultural life immediately around them. Detailed amenities and hosting arrangements are confirmed privately.

WHY COME HERE

For travellers who value personality, art and neighbourhood life over anonymous hotel polish, with central Sydney close at hand.

A CONSIDERED DAY

Begin with coffee in Paddington, visit galleries or the harbour, return for a quiet afternoon, then walk to dinner or host a small gathering at home.

ACCESS

- Nearest airport: Sydney Airport (SYD)
- Indicative road transfer: 15-25 minutes
- Central city access by car or on foot locally

KEY DETAILS

- Three-bedroom city residence
- Distinctive interiors and neighbourhood setting
- Best suited to couples, friends or small families



NEWLY COMPLETED COASTAL RESIDENCE

Bronte Ocean Residence

BRONTE - SYDNEY, NEW SOUTH WALES

The Bronte Ocean Residence is a newly completed six-bedroom home shaped by its elevated coastal position. Ocean views extend beyond the principal living spaces while timber ceilings, stonework and a restrained palette bring warmth and texture to the architecture.

Generous indoor-outdoor rooms allow the house to move easily between family life, entertaining and retreat. The beach and coastal walk are close, but the residence is conceived as a destination in itself, with private wellness facilities and spaces designed for long, unhurried time at home.

The result is contemporary without feeling austere: a residence where the craftsmanship is evident, the horizon remains present and the day can follow the rhythm of the coast. Full amenity details and availability are confirmed privately.

WHY COME HERE

For a refined Sydney coastal stay with space for family and friends, immediate access to Bronte's shoreline and a strong sense of architectural calm.

A CONSIDERED DAY

Walk the coast at first light, swim at Bronte, lunch overlooking the water, then return for wellness, sunset and dinner at the residence.

ACCESS

- Nearest airport: Sydney Airport (SYD)
- Indicative road transfer: 20-30 minutes
- Bronte Beach and coastal walk nearby

KEY DETAILS

- Six bedrooms
- Ocean outlooks and private wellness
- Newly completed residence



Contemporary architecture at the edge of the Pacific.



PRIVATE BEACHFRONT RESIDENCE

Kangaroo Island Beach House

EASTERN COVE - KANGAROO ISLAND, SOUTH AUSTRALIA

Set above the clear waters of Eastern Cove, the Kangaroo Island Beach House occupies a remarkable private position with direct connection to the beach and the island's wild southern landscape. The five-bedroom residence has been newly renovated for extended family stays, balancing relaxed coastal living with the facilities required for a complete private retreat.

A pool, gym and wellness spaces support days that may be as active or unhurried as guests choose. The island itself supplies the wider experience: empty beaches, wildlife, local produce, dramatic coastlines and private time on the water. From the house, these landscapes feel immediate rather than scheduled.

Despite the sense of removal, access is straightforward by air from Adelaide to Kingscote, followed by a private onward transfer. Detailed household arrangements and suitability are confirmed personally.

WHY COME HERE

For genuine beachfront privacy, exceptional natural beauty and a residence capable of anchoring a complete Kangaroo Island journey.

A CONSIDERED DAY

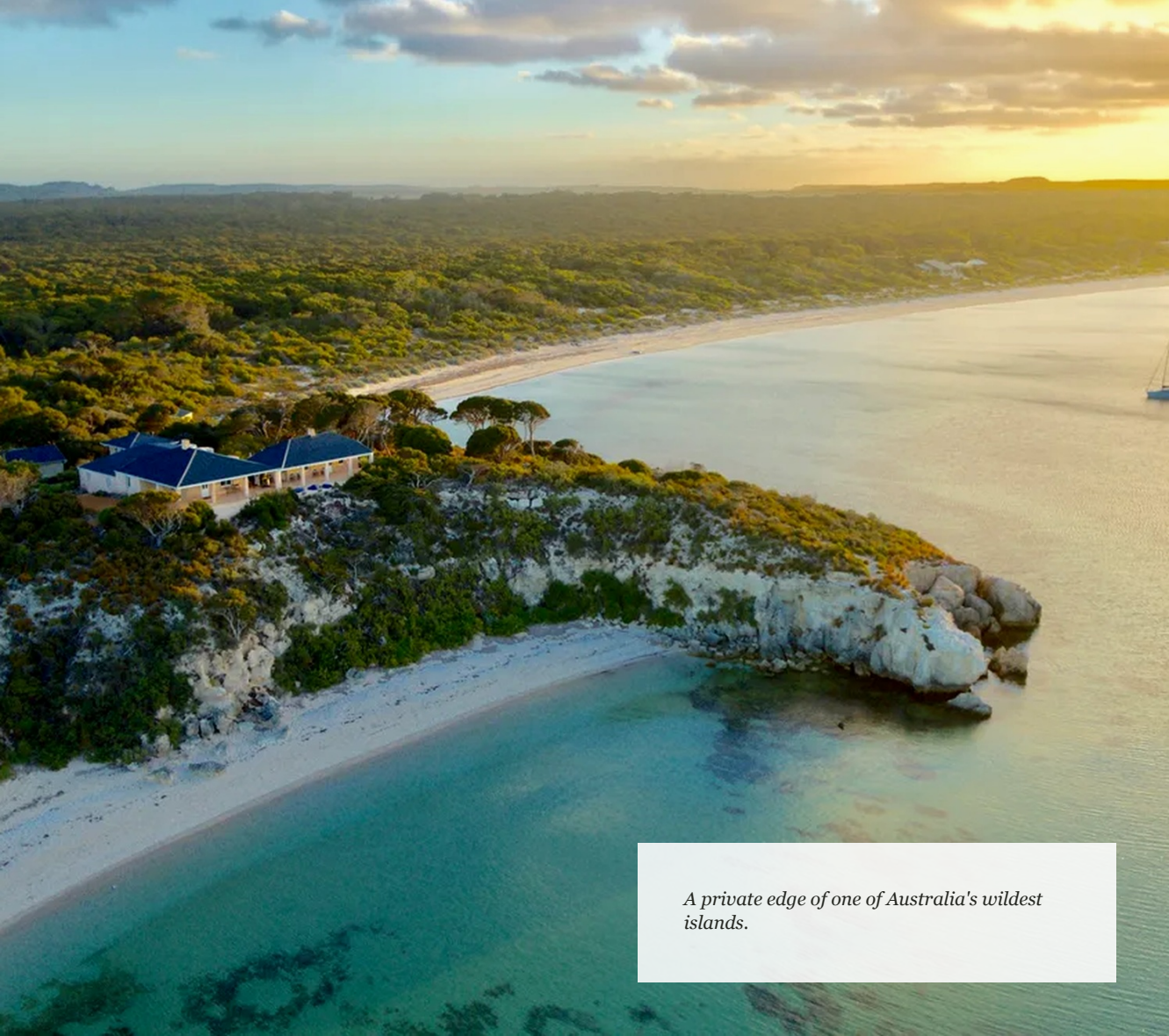
Wake beside the water, explore the coast or wildlife with a private guide, arrange a beach picnic or boat day, then return for dinner as the light moves across Eastern Cove.

ACCESS

- Nearest airport: Kingscote Airport (KGC)
- Approx. 30-minute flight from Adelaide
- Private onward transfer arranged personally

KEY DETAILS

- Five-bedroom beachfront residence
- Pool, gym and wellness facilities
- Private beach access



A private edge of one of Australia's wildest islands.



EMERGING COLLECTION - SUBJECT TO OWNER CONFIRMATION

Southern Highlands Farm

SOUTHERN HIGHLANDS - NEW SOUTH WALES

Across approximately 900 acres in the Southern Highlands, this working farm is designed for extended family gatherings and private groups seeking genuine space. The landscape moves from open pasture to forest and escarpment, with the main residence and additional accommodation forming a secluded base for up to thirteen bedrooms.

The property combines the freedom of a country estate with a broad range of private facilities. A pool, gym, sauna and heated yoga space support wellness, while mountain-bike trails, walking, farm life and helicopter access create a more active rhythm. The scale allows each day to unfold without leaving the estate.

This residence is presented as part of the emerging collection and remains subject to final owner confirmation. All capacities, services, access arrangements and imagery will be verified before any public release.

WHY COME HERE

For multi-generational groups seeking a private Australian country experience with exceptional scale, wellness and outdoor activity.

A CONSIDERED DAY

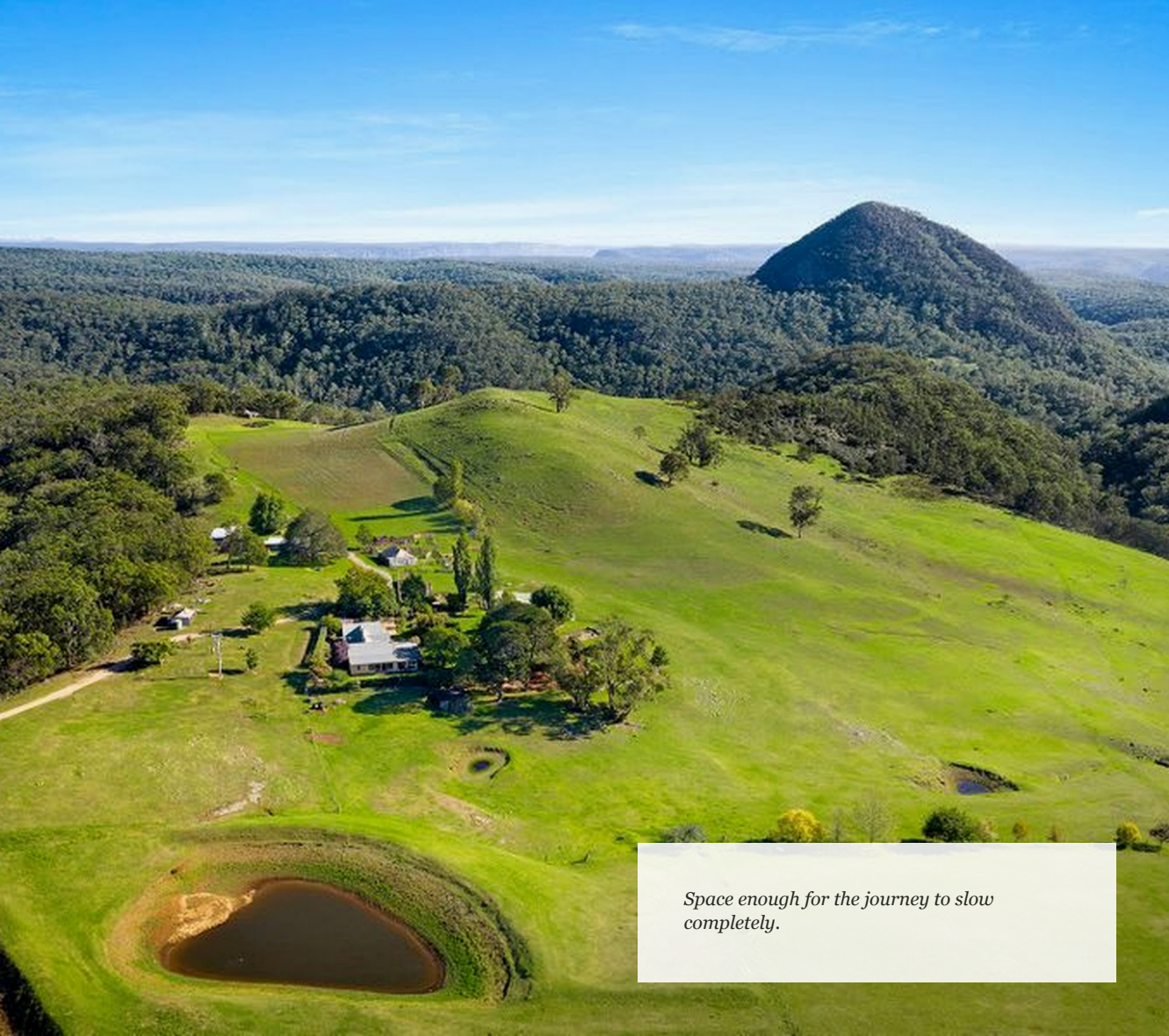
Begin slowly in the landscape, walk or ride the property, gather for a long table lunch, then settle beside the fire as the Highlands cool in the evening.

ACCESS

- Nearest airport: Sydney Airport (SYD)
- Indicative road transfer: 90-120 minutes
- Helicopter access may be arranged

KEY DETAILS

- Approx. 900-acre working farm
- Up to thirteen bedrooms, subject to confirmation
- Pool, gym, sauna, yoga and private trails



Space enough for the journey to slow completely.



ONE ITINERARY

Harbour. Highlands. Island.

A private residence may be a destination in itself. In combination, the collection becomes a new way of travelling through Australia - with continuity, privacy and a genuine sense of place.

01 - SYDNEY

Between harbour and ocean.

Begin within reach of Sydney's beaches, dining and cultural life, returning each evening to the privacy of an exceptional residence.

02 - SOUTHERN HIGHLANDS

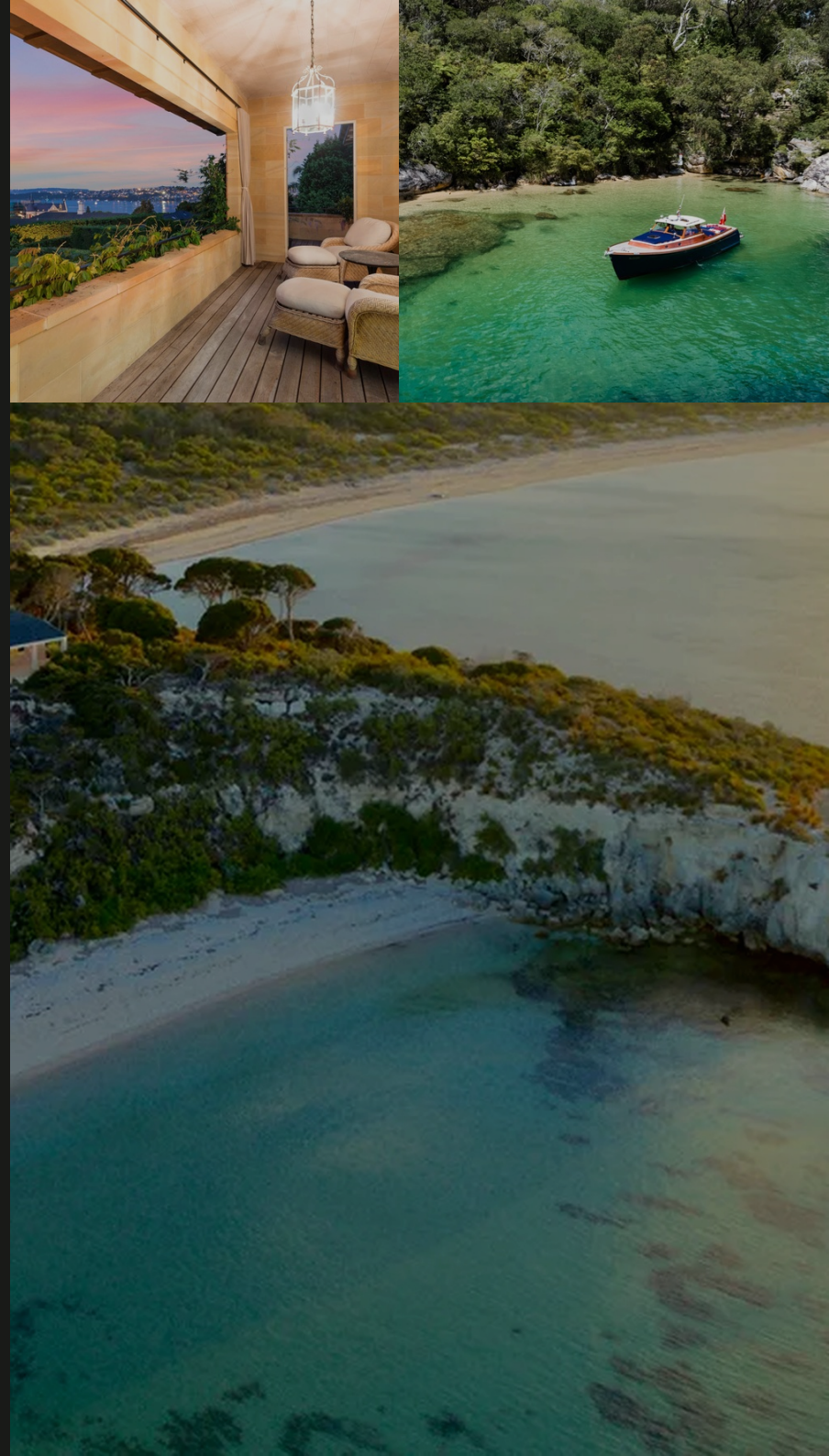
A quieter rhythm.

Continue into the Highlands, where landscape, space and time change the pace of the journey.

03 - KANGAROO ISLAND

At the wild southern edge.

Finish beside the water, with private access to one of Australia's most distinctive island landscapes.



FOR OWNERS

Individual identity. Collective reach.

Luxury Homes of Australia is building a discreet national platform for a small number of remarkable private residences. Each home retains its own identity while benefiting from shared storytelling, considered journeys and access to the right private audience.

This is not a conventional property portal. It is a carefully presented collection designed to create opportunities that no individual residence could offer alone - without compromising the privacy, character or independence of the home.

A CONSIDERED RELATIONSHIP

01	PRIVATE CONVERSATION	Begin with the owner's priorities and the character of the home.
02	UNDERSTAND THE RESIDENCE	Consider setting, story, household requirements and genuine potential.
03	DEFINE AVAILABILITY	Establish when and under what circumstances the residence may be introduced.
04	SHAPE THE PRESENTATION	Develop imagery, editorial positioning and a place within the wider collection.
05	CONSIDER EACH INTRODUCTION	Approach opportunities selectively, personally and with discretion.



Luxury Homes of Australia

PRIVATE ENQUIRY

Begin with where you would like to go.

Whether considering a private stay, a journey across several residences, or bringing an exceptional home into the collection, the conversation begins personally.

luxuryhomesofaustralia.com.au

Sydney - Australia