

447 Old South Head Road, Rose Bay, NSW 2029



House For Sale

Friday, 15 March 2024

447 Old South Head Road, Rose Bay, NSW 2029

Bedrooms: 4

Bathrooms: 2

Type: House



Zorick Toltsan
0411227784



Warren Ginsberg
0411024116

Auction

Ray White Commercial together with Ray White Double Bay is proud to present to market 447 Old South Head Road, Rose Bay. Acting under instructions from Grant Thornton as the Receivers and Managers appointed, this freehold commercial opportunity will be offered for sale via Auction on Thursday 11 April 2024. This corner site is currently configured as a high-end dentist surgery, offering dentists or medical professionals the perfect opportunity to relocate their practice and take advantage of the substantial existing improvements. ^ The flexible floor plate will be desirable to families wishing to undertake a residential conversion and/or builders/developers wanting to leverage the R3 - medium density zoning and 411sqm* of land into a multi-dwelling opportunity. Located in Sydney's prestigious Eastern suburbs, Rose Bay epitomises an exclusive harbourside community tailored for families seeking an urban coastal lifestyle. Situated only 7 km* east of Sydney CBD, this locale boasts elite schools, trendy cafés, renowned restaurants, and boutique retail establishments. Moreover, Rose Bay offers convenient public transport options, with buses connecting to Bondi Junction and Sydney CBD, as well as Sydney Ferry services connecting to Circular Quay, Manly, and Taronga Zoo. Additional highlights of the asset include: • Land size 411sqm* • Internal area of 146sqm* • Currently configured as a high-end dentist surgery including accessible amenities • 4 x consulting rooms (potential bedroom conversions) • Large front reception/communal area • Separate 'storage' room at rear of property with potential for granny flat conversion • Dual entryway • Located in one of Sydney's most desirable suburbs close to Harris Farm, Bunnings, incoming Woolworths development, local cafés, shops, gyms and schools • Situated opposite the Royal Sydney Golf Course and in close proximity to Woollahra Golf Course • 1.5km* to Rose Bay Wharf/Ferry Terminal • 3km* to Bondi Beach 447 Old South Head Road, Rose Bay is offered for sale via Auction on Thursday, 11 April 2024 at 10am (AEST). The Auction will be held at Ray White Corporate Office, Level 7, 44 Martin Place, Sydney NSW 2000. For further information, please contact the exclusive selling agents.* Approximately ^ S.T.C.A