

**665 Old South Head Road, Rose Bay, NSW 2029**



**Sold Other**

Sunday, 13 August 2023

665 Old South Head Road, Rose Bay, NSW 2029

**Bedrooms: 8**

**Bathrooms: 6**

**Parkings: 3**

**Type: Other**



Zorick Toltsan

0411227784

## Contact agent

Ray White Double Bay + Ray White Commercial Eastern Suburbs are pleased to present to market 665 Old South Head Rd, Rose Bay Property Highlights:- Located in the heart of Rose Bay Shopping Village, less than 10kms from Sydney's CBD.- First time offered in 70 years, a generational opportunity awaits for developers, investors + / or future owner occupiers.- Undercapitalised freehold building with significant potential to add value- Incredible opportunity to develop a 4 level mixed use residential apartment & retail complex^ - Comprises of 2 x retail shops, 2 x offices + seperate 3 bedroom residence with dual access.- Estimated fully leased income of \$160,000 per annum with scope for rental uplift.- Offers rear lane access with lockup garage + additional onsite parking for 2 cars.- Situated close to Coles, Australia Post, Bunnings, Harris Farm, local cafes, gyms + schools- Bus services on the property's doorstep offers access to transport links to Bondi Junction, Sydney CBD + surrounding amenities.Development Highlights:- Site Area: 430m<sup>2</sup>\*- Existing Building Area: 352m<sup>2</sup>\*- Potential Building Area: 645m<sup>2</sup>^ - 1.5:1 FSR / Height Limit 13m- Flexible E1 Local Centre Zoning allowing for both residential / commercial uses^\* Approx^ Subject to Council Approval Inspection Times: By Appointment Only Zorick Toltsan | RWC - Eastern Suburbs Daniel Ungar | Ray White Double Bay