

40 Grosvenor Street, Woollahra, NSW, 2025

JT ALLEN

House For Sale

Friday, 9 August 2024

40 Grosvenor Street, Woollahra, NSW, 2025

Bedrooms: 6

Bathrooms: 2

Parkings: 8

Type: House

Unique Two Properties on One Title/DA Approved for 445.95sqm GFA + 5 Car Spaces

A rare opportunity to acquire centrally positioned properties on a large land offering within Australia's most dynamic commercial office retail and residential market.

Prime Location: Situated on the border of Woollahra and Bondi Junction, excellent access to amenities and transport.

Generous Land Size: Set on 486.9 sqm of land, offering ample space for development.

High GFA Approval: DA approved for 445.9 sqm of GFA, 41.5% above the allowable FSR.

Parking Convenience: Includes five car spaces, adding significant value and appeal (enter via Dawson Lane.)

Tenanted: Currently fully leased on short term tenancies, ensuring immediate rental income.

With approved DA plan: Excellent opportunity for redevelopment in a sought-after area