

# example REAL ESTATE





## Bellevue Hill 236 - 240 Old South Head Road

### 236, 238, 240 Old South Head Road Bellevue Hill

RAW Site: Bellevue Hill, Eastern Suburbs  
 Level Walking Distance to Bondi Beach & Bus Stop on Doorstep  
 3 Adjacent Properties on 3 Separate Titles to be Sold in One Line  
 Site Address: 236 - 240 Old South Head Road, Bellevue Hill  
 Site Area: 1,062sqm (approx)  
 FSR: 0.9:1 (neighbouring precedence 1.3:1)  
 Permissible Heights: 13.5m  
 Council: Woollahra  
 Feasibility: 10 - 13 Luxury Units  
 Local Return on Sales: >\$20k/sqm

Etch Database Expressions of Interest Opened: 25th February 2016, 3pm  
 Public Expressions of Interest Open: 10th March 2016, 3pm (if not sold prior)  
 Public Expressions of Interest Close: 29th April 2016, 3pm

Exclusive to Etch Real Estate: no conjunction granted, no conjunction offers please.

[HTTP://WWW.ETCH-BELLEVUE-HILL-SITE.COM](http://www.etch-bellevue-hill-site.com)

Location | Beach 1km, Westfield Bondi 2km

The site is located on the intersection of O'Brien Street and Old South Head Road, Bellevue Hill. Within level walking distance, Bondi Beach can be reached from the site and is 1km away via O'Brien Street. Bondi Junction, with shopping district and transport links, is 2km from the site.

Bondi Beach is one of Australia's most famous beaches and among the world's most well-known beaches. The beach is roughly a kilometre long and is patrolled by lifesavers who make swimmers stay between the yellow and red flags

Each year tens of thousands of people, from backpackers to billionaires, take to the golden sands of this wide, one-kilometre long city beach expanse to walk, jog, or just soak up the sun. Being only 10 kilometres from the city centre, Bondi Beach is one of Sydney's busiest beaches. There's a host of events held here all year round from community art shows to city to surf running marathons.

Transport Links | Bus @Doorstep, Train 2km

236-240 Old South Head Road offers bus links at the doorstep to Bondi Junction and Sydney CBD. Bondi Junction Train Station is located 2km from the site and offers further transport links to Sydney CBD including Town Hall, Central Station and Wynyard, and across greater Sydney.

Bondi Junction railway station is located on the Eastern Suburbs line, serving the Sydney suburb of Bondi Junction. It is served by Sydney Trains T4 Eastern Suburbs & Illawarra Line services and NSW TrainLink South Coast Line services.

#### Schools

236-240 Old South Head Road Bellevue Hill is located within walking distance to several sort after schools and within a short distance to many more. Schools include:

- Bellevue Hill Public School (650 min): Bellevue Hill Public School is located on a hill adjacent to Bellevue Park, which overlooks Rose Bay and Sydney Harbour to the north, and Bondi Beach and the Pacific Ocean to the east hence the name "Bellevue" or "Beautiful View".
- Bondi Beach Public School (1.6km, 5 min): Bondi Beach Primary School was established in 1923. It is a dynamic community school in a cosmopolitan beach side area. The beach is a focal point for many learning activities in Art, Science, Sport and for social activities.
- Reddam House (1.2km, 4 min): a unique, co-educational, non-denominational school for children from Kindergarten through to Year 12. Launched in Sydney in June 2000.

This premier residential development opportunity is for sale. Information Memorandum and Feasibility Study available for negotiating parties.

Offers to be submitted in writing to Etch Real Estate by Friday 29th April 2016 at 3pm (AEST).

For more information please contact the exclusive agents:

Hugo Ortega

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Note: Feasibility is offered as an estimate and is indicative only, taking into consideration FSR, GFA (with assumed articulation areas) and height restrictions as outlined by the DCP revisions. The information contained herein has been prepared to assist selected parties in evaluating the opportunity and does not purport to be all-inclusive or to contain all of the information that the parties may require prior to making a decision on the procure the property. All statements related to feasibility are for illustrative purposes and based on the advice of third parties.

## Sold

### Inspect

Inspection of this property is available strictly by arrangement only.

## Contact



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