

example REAL ESTATE





Bellevue Hill 233 O'Sullivan Road

SOLD: DA Approved 6 Luxury Units with Golf Club Views

DA Approved: Bellevue Hill, Eastern Suburbs
 Level Walking Distance to Bondi Beach to the Southeast and Rose Bay to the Northwest
 Adjacent Royal Sydney Golf Club
 Site Address: Bellevue Hill
 Site Area: 696 sqm
 FSR: 1:1
 Zoning: R3 Medium Density
 Council: Woollahra
 Feasibility: 6Units
 Local Return on Sales: >\$20k/sqm - 25k/sqm
 Etch Database Expressions of Interest Opened: August 2016
 SOLD: 7th October 2016
 Price: Undisclosed
 Exclusive to Etch Real Estate: Off Market as Silent Listing

ETCH is pleased to present on behalf of the vendors. A rare opportunity to secure a residential development site located in the exclusive region of Sydney's eastern suburbs.

The Vendor has exclusively appointed ETCH to market the property for sale by an expression of interest campaign. The property offers the following attributes:

- Site area of 696 sqm;
- Imminent DA for 6 luxury units
- Rare offering within a popular location in Sydney's desirable Eastern Suburbs
- Corner location with dual street frontage;
- Walk to transport, shops, schools and local amenities Bellevue Hill is a strong residential market. This site offers an opportunity to capitalise on the current strong values and rates of sale.

Location Overview:

Bellevue Hill is an eastern suburb of Sydney, in the state of New South Wales, Australia. Bellevue Hill is an affluent suburb and located 5 kilometres east of the Sydney central business district. Bellevue Hill is well known for being one of Australia's wealthiest suburbs with the historic Queen Anne home Caerleon sold for \$22 million in January 2008, a price surpassed by the \$23 million paid for a mansion in Victoria Road in November 2009.

The site enjoys vistas of The Royal Sydney Golf Course, a world-class 18 hole Championship Course, home of the 2013 Emirates Australian Open, a 9 hole Centenary golf course, two golf practice areas, an indoor golf studio, 18 tennis courts, two bowling greens, two croquet lawns, a squash court, a Fitness Centre as well as an elegant Clubhouse

Site Position:

The site 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. Rose Bay is within a short distance from the site and is the departure base of Sydney's seaplanes. One can arrange sightseeing trip or fly off to one Sydney's famous restaurants like Jonah's at Whale Beach for that special lunch. In the neighbouring suburb of Double Bay you will find the smartest shops in Sydney.

Designer label shops, boutiques, cafes, bookshops and galleries all in a sophisticated European setting. The sites are serviced by high quality educational establishments including local public Schools. In addition within a short distance from the subject site are a number of elite private schools including Reddam House, Cranbrook and Scots College.

Sales Process:

The site was offered to purchase via a private Expressions of Interest process to Etch Real Estate database exclusively. An assessment of all expressions of interest received were made by the vendor and their advisers leading to the selection of one preferred party which entered into exclusive negotiations and exchange of contracts. The conduct of the sales process, the structure and terms of the proposed sale, the evaluation of proposals, and the continued participation of interested parties in the sale process is entirely at the discretion of the vendor and its advisers. The vendor reserves the right to vary the sales process at any time.

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Inspect

Inspection of this property is available strictly by arrangement only.

Contact



Hugo Ortega

hugo@etchrealestate.com.au
0414 604 504



Luljeta Ortega

lu@etchrealestate.com.au
0405 379 540