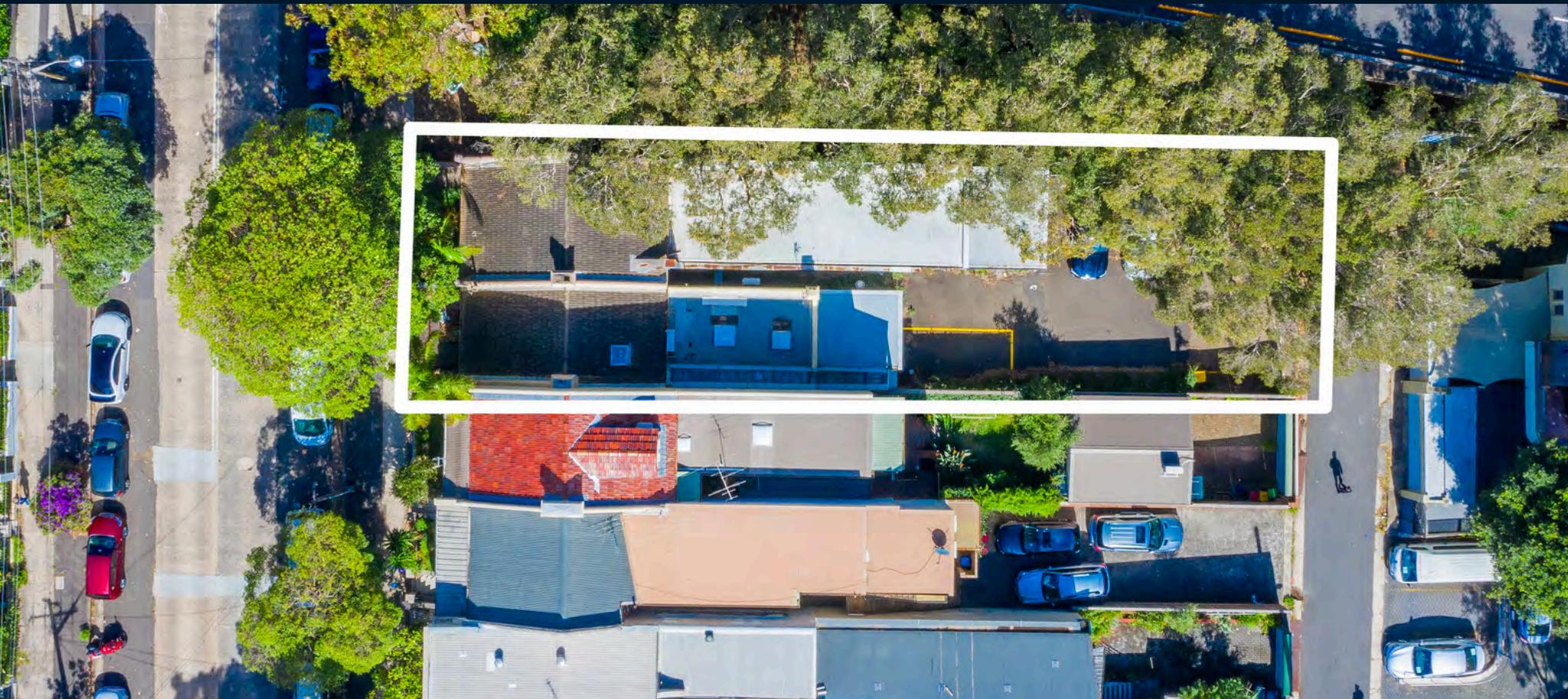


40-42 Grosvenor Street, Woollahra



Unique two properties on one title/DA
approved for 445.95sqm GFA + 5 car spaces.



INFORMATION MEMORANDUM

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- 01. INTRODUCTION
- 02. EXECUTIVE SUMMARY
- 03. CURRENT PROPERTY
- 04. DA APPROVED
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01. INTRODUCTION

Unique two properties on one title With DA approval for 445.9sqm of GFA plus 5 car spaces.

Prime investment opportunity at 40-42 Grosvenor Street, Woollahra.

- Prime Location: Situated on the border of Woollahra and Bondi Junction, providing 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.



Agent
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JF

02. EXECUTIVE SUMMARY

Address

40-42 Grosvenor Street, Woollahra

Location

The property benefits from a dual street frontage on approx. 490sqm of land. 20 Meters to Bondi Junction.

Site Area

490m² approximately

Area Calculations

Site Area - 486.9sqm

Allowable FSR - 0.65 : 1 = 316.5sqm

Ground Floor - 281.8sqm

First Floor - 164.1sqm

Total GFA - 445.9sqm

F.S.R - 0.92 : 1

Exceed by 41.5%

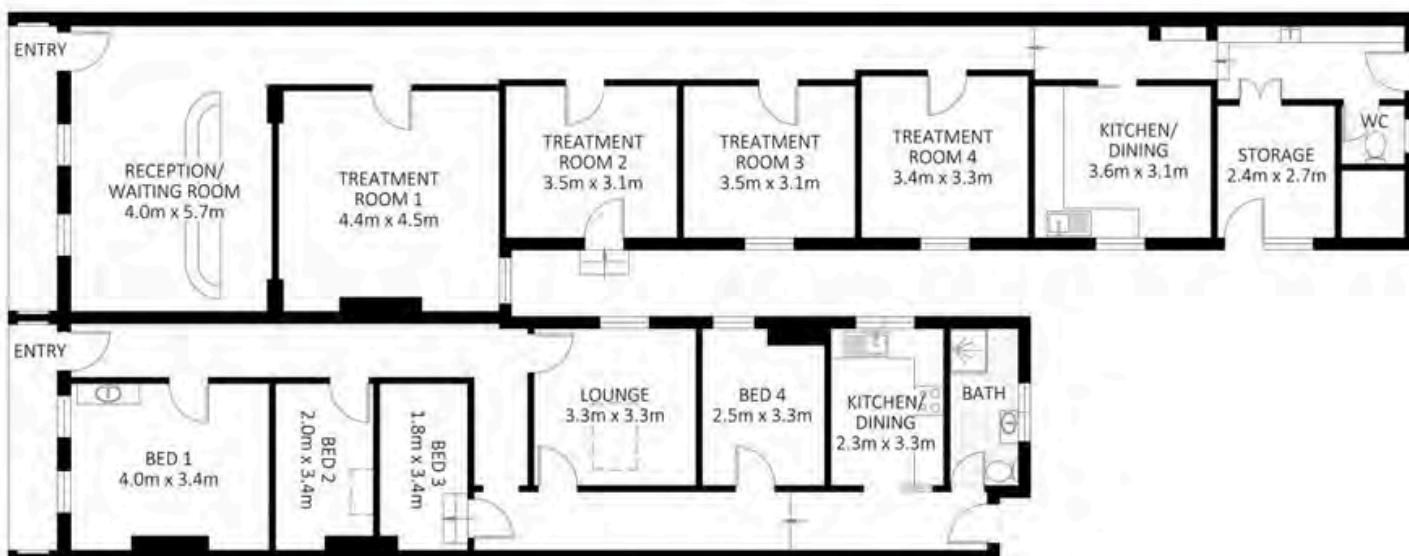
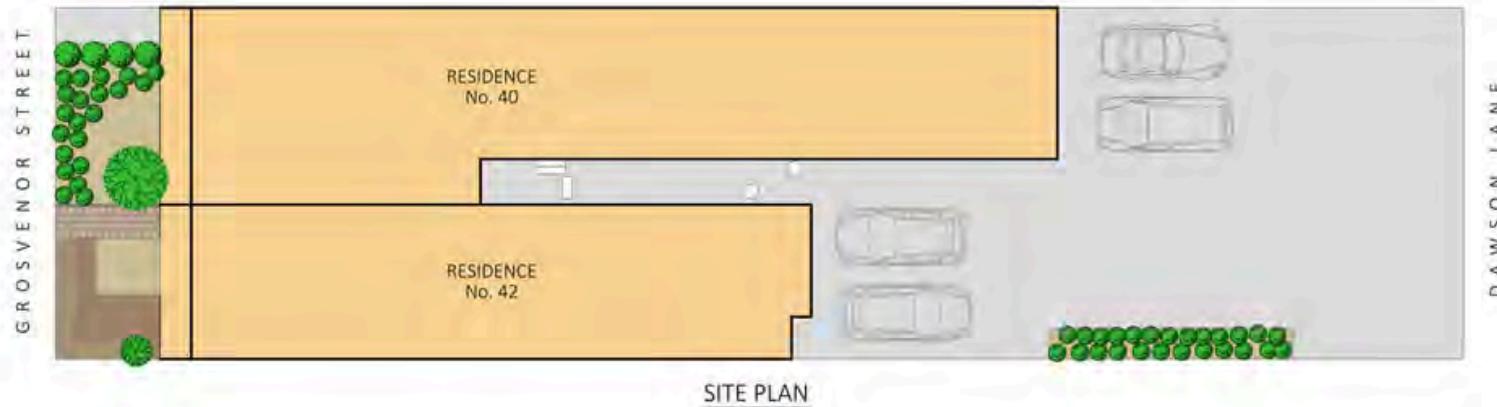
Site coverage - 320.5sqm - 65.82%

- R3 Zoning
- Height 9.5m

Method of Sale

Expressions Of Interest

03. CURRENT PROPERTY FLOORPLAN



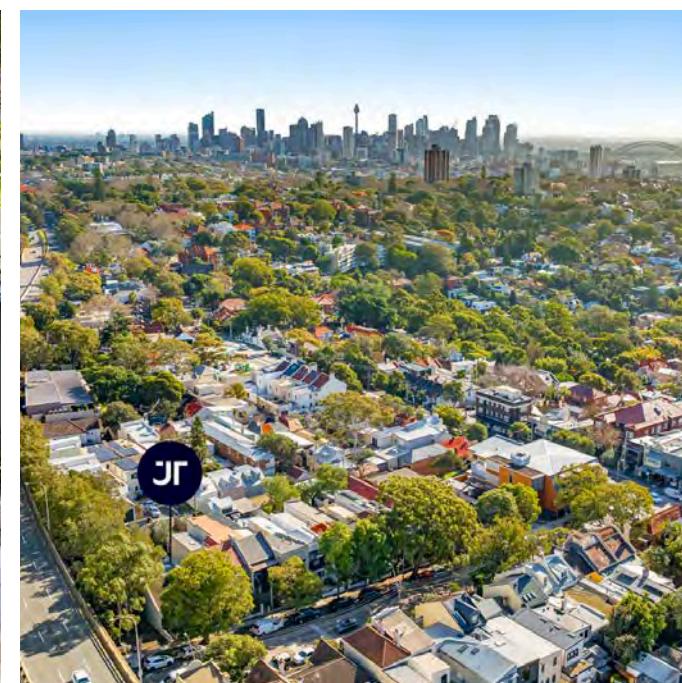
40 & 42 Grosvenor Street, Woollahra

Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.

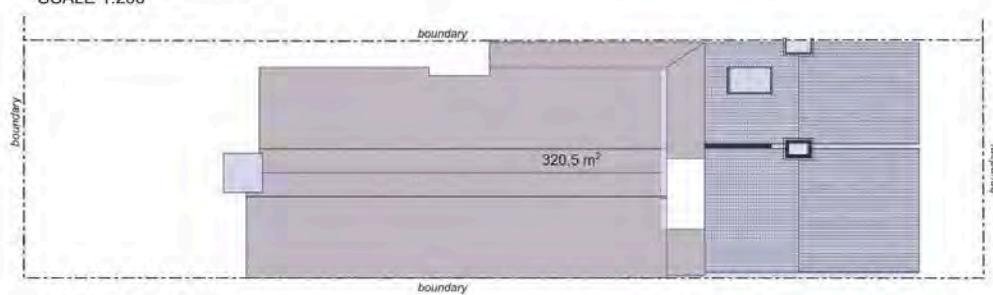
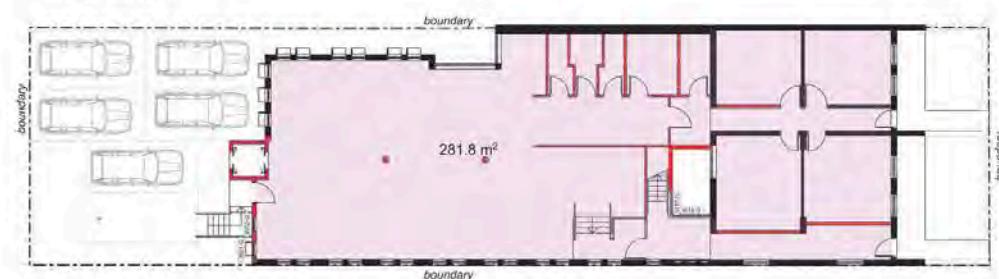
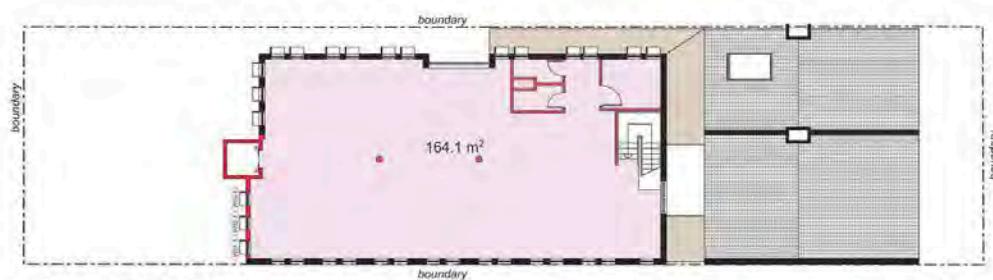
TENANCY SCHEDULE

Street Number	Tenant	Rent Per Annum	Lease Expiry
40	Brows by Mary Donato	\$65,000.00	28/12/2024
42	Hanson Psychology	\$57,222.00	21/12/2023* <small>month to month</small>

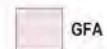




04. DA APPROVED PLANS



Legend:



AREA CALCULATIONS

Site Area **486.9m²**
Allowable FSR $0.65 : 1$
 $= 316.5 \text{ m}^2$

Ground Floor **281.8m²**
First Floor **164.1m²**
Total GFA **445.9m²**
F.S.R **0.92 : 1**
Exceed by **41.5%**

Site coverage **320.5 m²**
65.82%



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DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORK.



ISSUE	DATE	DESCRIPTION
A	12.02.2021	DA Issue to Council
B	13.08.2021	Revised DA Issue to Council
C	30.11.2021	S4.55 Issue to Council
D	02.05.2023	S4.55 Issue to Council
E	24.06.2023	As per approved plans

PROJECT:

Alterations and Additions to
Existing Commercial Building
40-42 Grosvenor Street, Woolahra

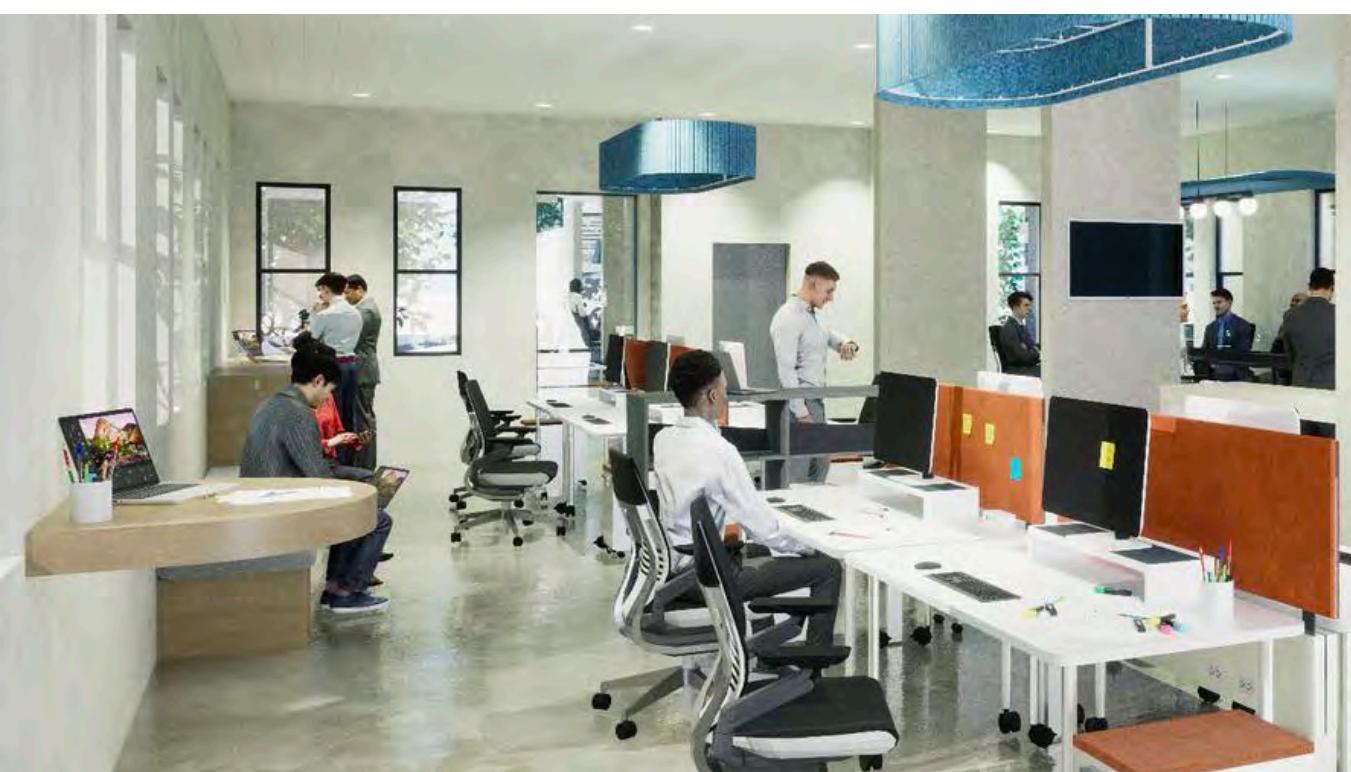
CLIENT:
Grosvenor Developments PL
L2 55 Grafton St, Bondi Junction

Area Calculations

SCALE: 1:200 @ A3 SHEET SIZE: Dwg No: Revision: A3 S4.55 14 e
DRAFTER: AndrewW

DA Approved

Images shown are artist impressions



05. OUTGOING SUMMARY

Outgoings	Per Annum
Council	\$4,644
Land Tax	\$18,154
Water	\$1,076
Insurance	\$3,124
Total	\$26,998



06. SUMMARY

40-42 Grosvenor Street Woollahra represents a rare opportunity to acquire centrally positioned properties on a large land offering within Australia's most dynamic commercial office retail and residential market.

In summary, the property affords the following attributes to prospective purchasers:

- DA approved with FSR 41.5% above allowable FSR
- Operate from one property and receive income from occupied tenant
- Opportunity to increase revenue and add value
- Rare large land with rear lane access
- Current off street parking for eight cars
- Prime proximity within walking distance of major railway lines, transport, beaches and world-class amenities



Image shown is an artist impression



DISCLAIMER

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Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost; market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant. The Vendor, JT Allen Real Estate, or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential purchaser relies upon that is contained in this report or any other marketing material. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law. The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract, vendor's statement or other material associated with the proposed sale, which may be made available to a potential purchaser.

40-42 Grosvenor Street, **Woollahra**

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