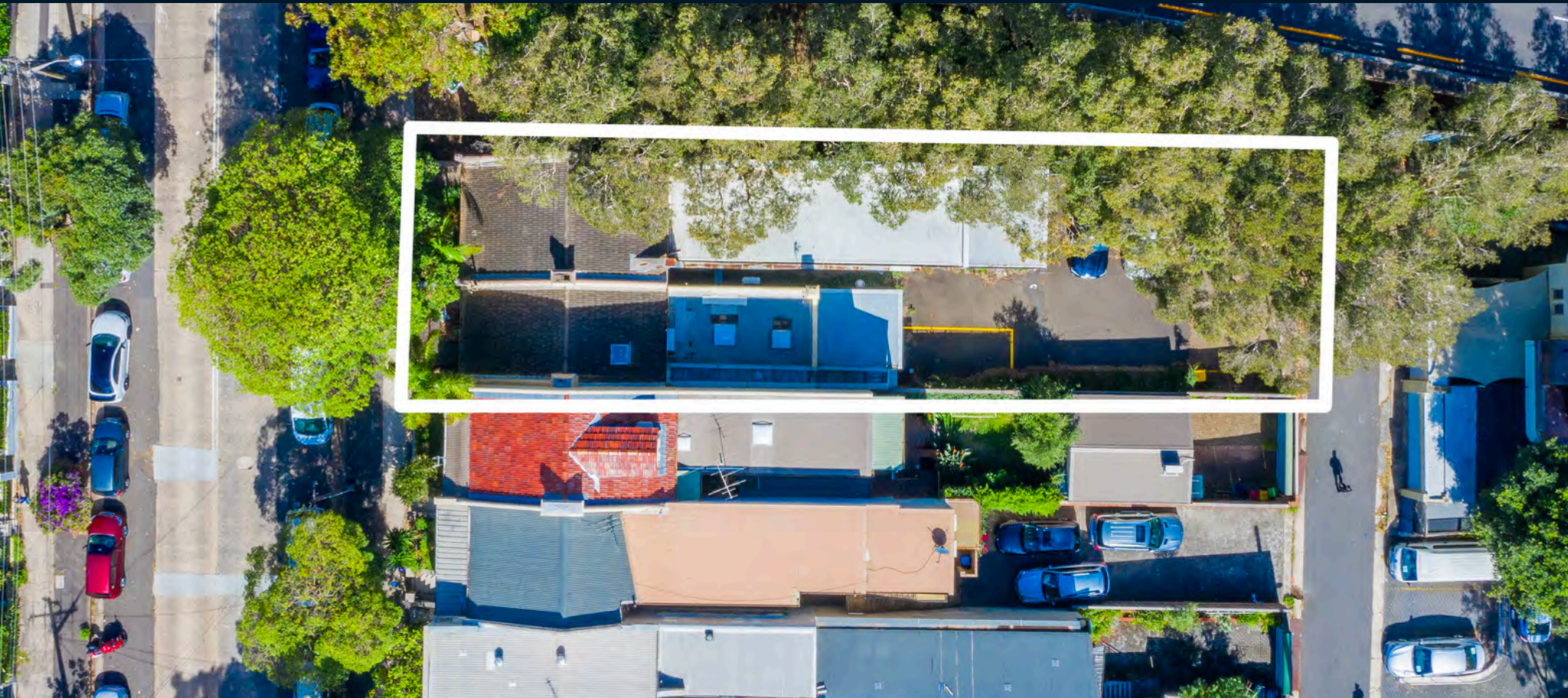


40-42 Grosvenor Street, Woollahra



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
- 05. OUTGOING SUMMARY
- 06. SUMMARY



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
Joshua Allen
0404 184 158
josh@jtallen.com.au



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%

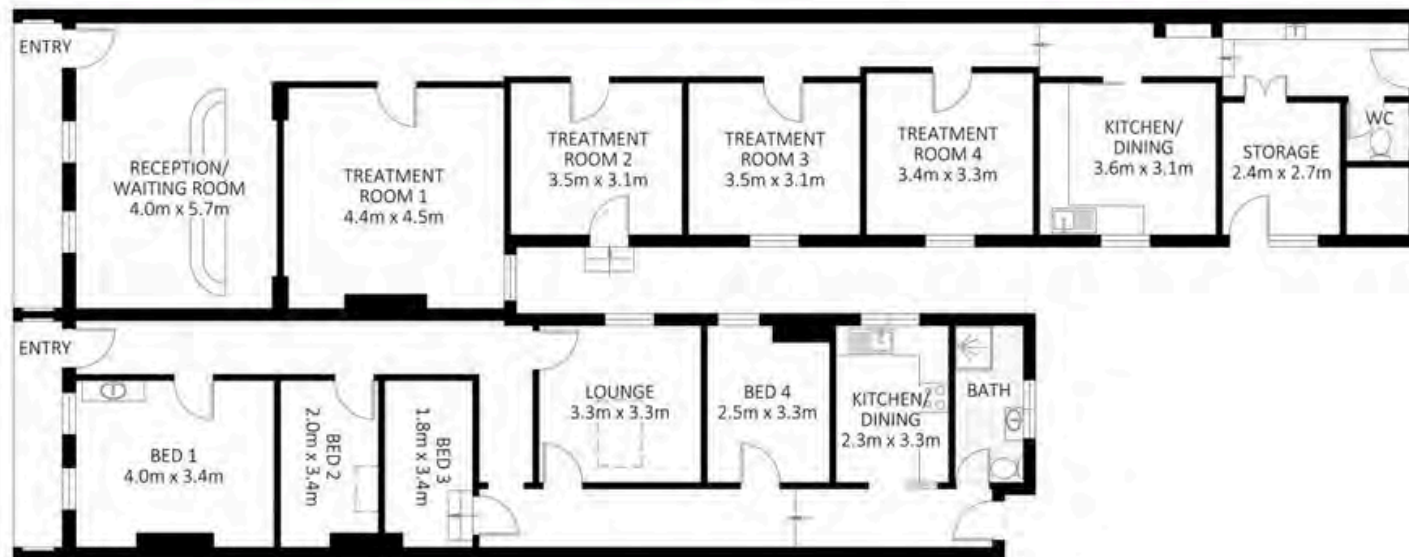
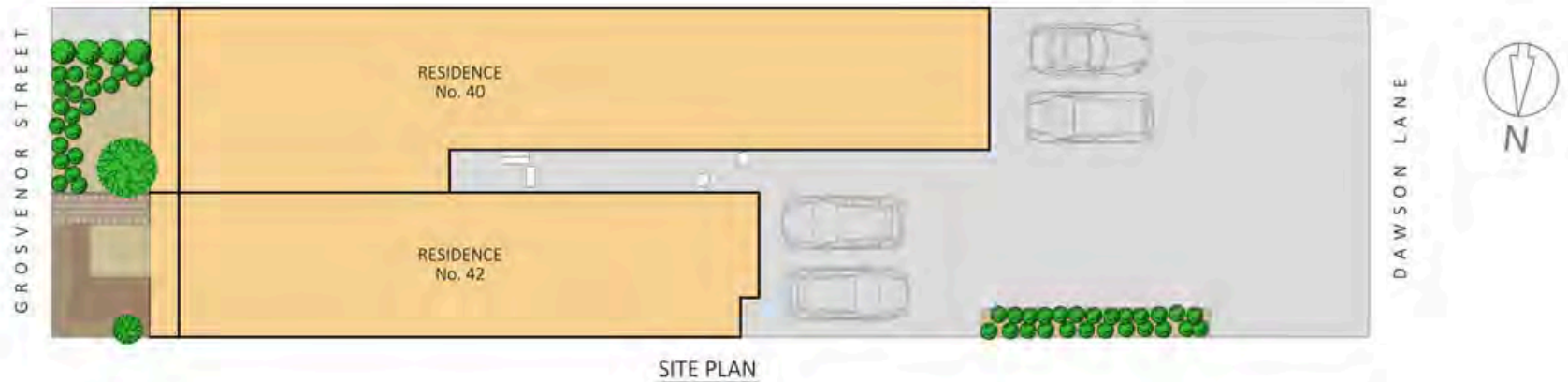
Site coverage - 320.5sqm - 65.82%

- R3 Zoning
- Height 9.5m

Method of Sale

Expressions Of Interest

03. CURRENT PROPERTY FLOORPLAN



FLOOR PLAN

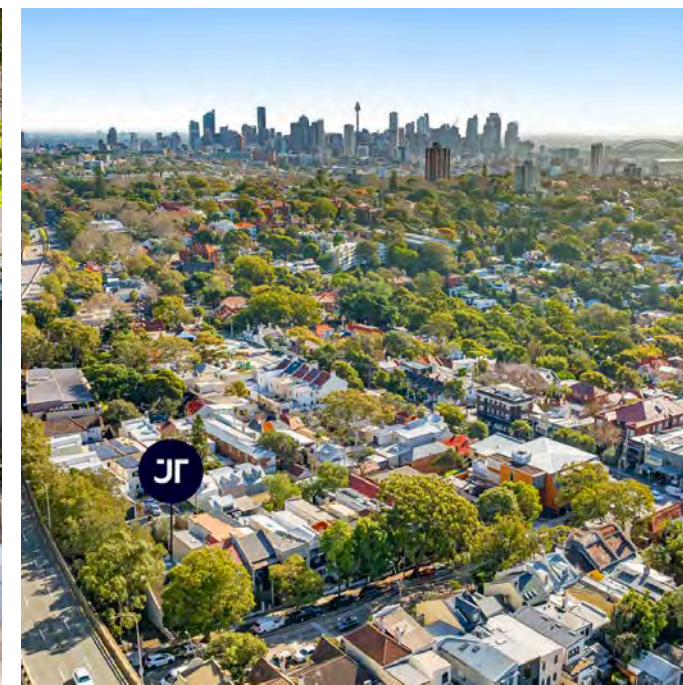
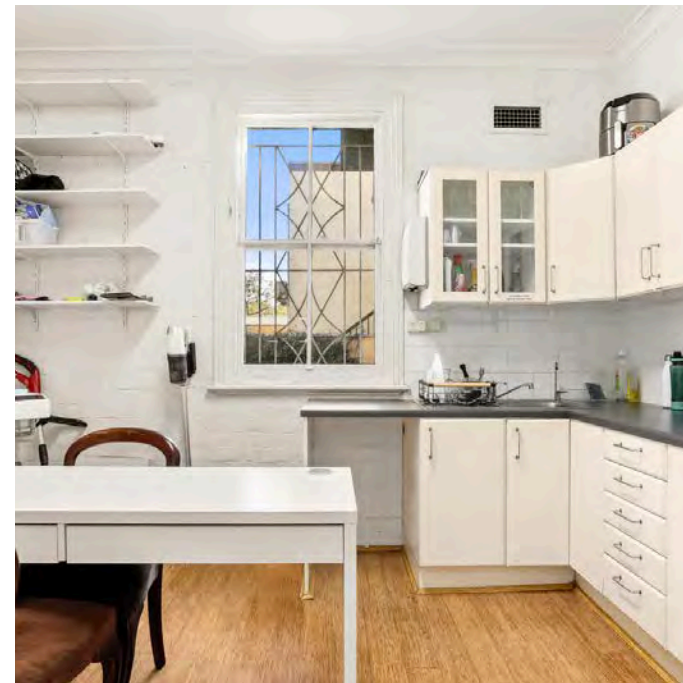
40 & 42 Grosvenor Street, Woollahra

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

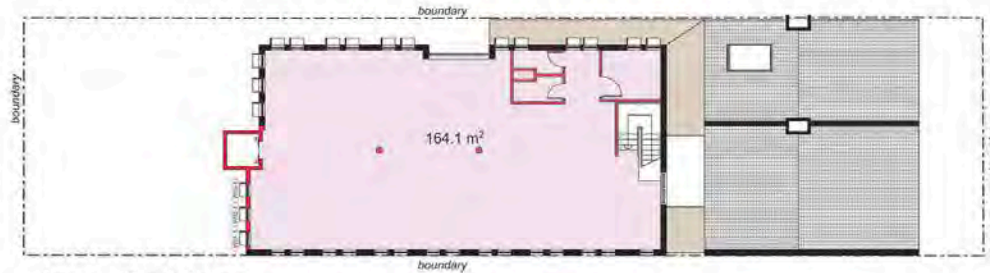
TENANCY SCHEDULE

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>

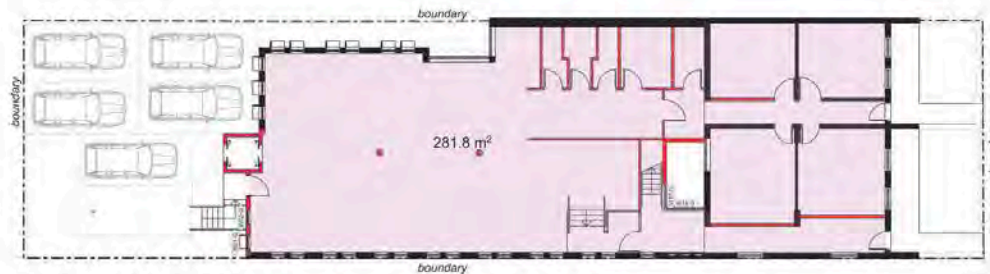




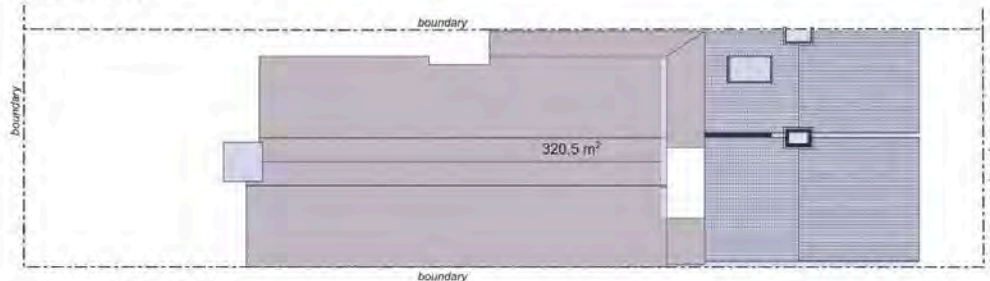
04. DA APPROVED PLANS



Areas - First Floor
SCALE 1:200



Areas - Ground Floor
SCALE 1:200



Areas - Site Coverage
SCALE 1:200

Legend:



AREA CALCULATIONS

Site Area	486.9m²
Allowable FSR	0.65 : 1
	= 316.5 m²

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%



REVISION	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

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

This report has been prepared by JT Allen Real Estate for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property. The information contained in this report does not constitute any offer or contract of sale; it is provided as a guide only; and has been prepared in good faith and with due care. Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information.

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

AGENT CONTACT DETAILS

Joshua Allen
Director

Direct +61 2 9362 8507
Mob +61 0404 184 158

josh@jtallen.com.au
www.jtallen.com.au

418 New South Head Road Double Bay NSW 2028