



A Rare Vista, A Defining Opportunity: Premier Rose Bay Development Site (6- Storey Potential)



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13 & 15 Carlisle Street, Rose Bay

Expressions of Interest
Closing 22nd May 5.00PM

Discover an exceptional development proposition at 13 & 15 Carlisle Street, Rose Bay – a significant c.1,114sqm land holding offering a rare opportunity to deliver a benchmark project in a prestigious harbourside enclave. What truly sets this site apart is its elevated vantage point, affording spectacular, sweeping panoramic views across Sydney Harbour, encompassing the iconic Bridge, city skyline, and extensive district outlooks stretching across Royal Sydney Golf Club towards Bondi Beach. These are views that simply cannot be replicated by competing sites currently available.

Strategically benefiting from recent NSW planning reforms, the site holds compelling potential for a sophisticated six-storey building (2.2:1 FSR, 22m height limit, within the key 400m town centre radius). This potential, combined with the favoured north-west aspect, allows for the creation of residences designed to celebrate light and maximise the mesmerising harbour vistas from potentially four of six permissible levels – setting a new standard for luxury apartment living in the Eastern Suburbs.

This is an invitation to visionary developers seeking to cater to strong market demand. Envision crafting opulent 'trophy' residences perfectly aligned with the expectations of discerning local downsizers seeking premium, view-focused living without compromise, and high-net-worth purchasers demanding exclusivity and quality unavailable elsewhere.

Property ID: L33879336

Property Type: Other

Garages: 6

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The location is paramount, just moments from Rose Bay's village atmosphere, harbourfront dining, elite schools, ferries, and recreational pursuits, providing the ideal context for an exclusive offering. In a market where opportunities to develop new stock with such commanding, elevated views are increasingly scarce, 13 & 15 Carlisle Street represents a distinct and valuable proposition to leave a legacy.

Key Highlights:

- Significant Elevated Landholding: c.1,114sqm double site in exclusive Rose Bay
- World-Class Panoramic Views: Unobstructed Harbour Bridge, city, harbour & district vistas – a key differentiator
- Landmark Development Potential: Poised for a 6-storey luxury building under LMR reforms (2.2:1 FSR, 22m height)
- Elite Target Market: Suited for trophy apartments appealing to discerning HNW buyers & premium downsizers
- Commanding Position & Aspect: Elevated, sun-drenched North-West orientation maximising irreplaceable views
- A-List Lifestyle Locale: Stroll to Rose Bay village, harbour foreshore, ferries, dining, prestigious schools
- Exceptional Rarity: One of few remaining opportunities to deliver new luxury stock with truly iconic, elevated views
- Prestigious Investment: Potential for significant returns in a globally recognised blue-chip market