

Elevated Boutique Development Opportunity with Protected Views



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4 Carlisle Street, Rose Bay

Price on request

A rare and premium opportunity to secure a boutique development site in one of the area's most tightly held elevated positions, offering uninterrupted, never-to-be-built-out views that promise enduring lifestyle and investment value.

Set on a substantial 656sqm* parcel, this exceptional site presents boundless potential for developers or builders looking to deliver a high-end residential project (STCA). With a wide frontage on a corner block, commanding outlook, and R3 Medium Density Residential zoning with a 2.2:1 FSR under recent LMR planning reforms, it offers the perfect canvas for a luxury home or a multi-dwelling development.

Its elevated position guarantees panoramic views that cannot be obstructed, creating a rare and lasting point of difference. Peacefully set in a premium residential enclave surrounded by quality homes, this is an exclusive opportunity to design a landmark residence or bespoke project that captures views, privacy, and blue-chip appeal.

Property Features:

- Elevated 656sqm* block with protected panoramic views
- R3 Zoning with a 2.2:1 FSR under recent LMR planning reforms

Property ID: L34281661

Property Type: House

Garages: 2

Land Area: 656.0 sqm

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- Potential for a luxury home or boutique multi-residential development (STCA)
- Wide frontage on a corner block with strong street presence
- Premium positioning in a sought-after, tightly held suburb
- Close to leading schools, parks, cafés, and local amenities
- Minutes to beaches, major transport links, and lifestyle destinations
- High-demand area with strong growth and lifestyle appeal

This is an outstanding opportunity to capitalise on a site with rare attributes, an elevated outlook, protected views, and a prestigious setting, all combining to deliver a truly unique development prospect.