

Corner Block with DA Approval offers
Endless Opportunity Zoned R3



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2A Spencer Street, Rose Bay

Expressions Of Interest

Occupying a prime 560sqm block on the corner of Hamilton and Spencer Streets, this tightly-held R3 zoned property comes with DA approved plans to build a boutique block of three apartments with parking. In addition, there is further potential to take advantage of the recent LMR rezoning, with the site falling within the 2.2 FSR catchment area and allowing for 6-8 storeys (STCA).

The property currently comprises a single level original home with four bedrooms, a sun-washed courtyard, level lawn and swimming pool. Explore the possibilities to capitalise on its coveted harbourside address, within a level stroll of Rose Bay village shops and eateries, Harris Farm, Parisis Food Hall, Bake Bar, Rose Bay Beach and all the attractions the area has to offer.

Property Features:

- Zoned R3 medium density, prime corner location
- Presenting boundless potential within the 400m LMR rezoning
- Existing DA approved plans for boutique apartment block of three

Property ID: L36713598

Property Type: House

Garages: 2

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- Opportunity to utilise new LMR controls with 2.2 FSR and 6-8 storeys (STCA)
- Multiple development opportunities for future capital gains
- Premier position on the corner of Hamilton and Spencer Streets
- Stroll to Rose Bay village, Bake Bar, Harris Farm, buses
- Walk to Parisis Food Hall, Rose Bay Beach and ferries
- Moments to elite schools, Bondi Junction & Bondi Beach

In conjunction with:

Laing & Simmons Double Bay

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