






40 - 42 Grosvenor Street, Woollahra

6  2  8 

Unique Two Properties on One Title/DA Approved for
445.95sqm GFA + 5 Car Spaces

A rare opportunity to acquire centrally positioned properties on a large land offering within Australia's most dynamic commercial office retail and residential market.

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

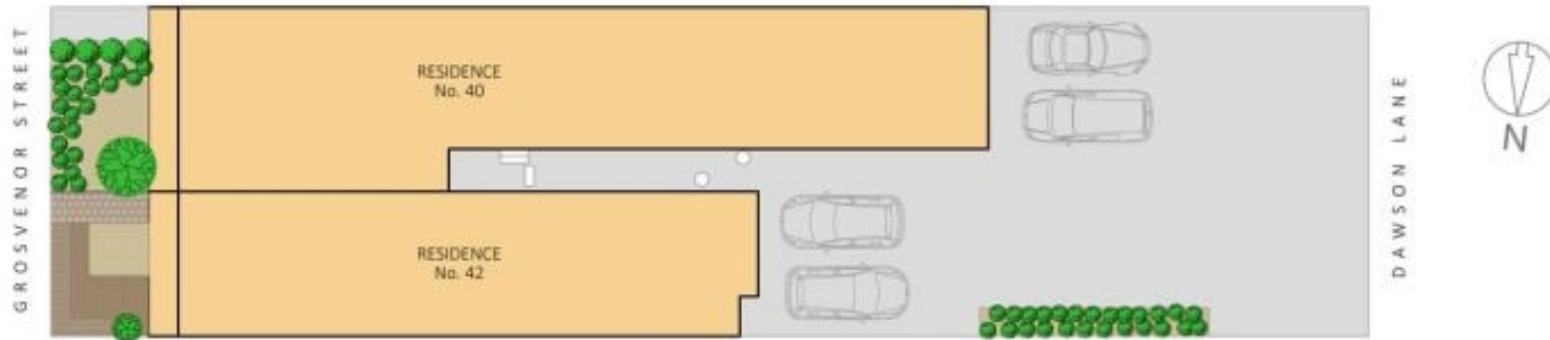
Expressions of Interest

View

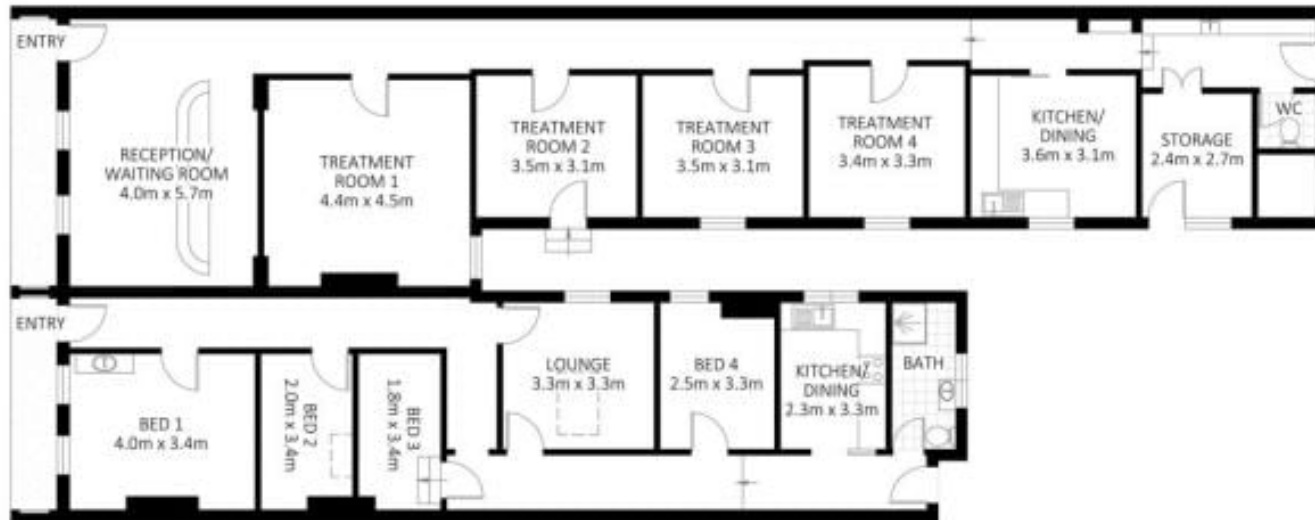
As advertised or
By appointment

Joshua Allen
0404 184 158

Warren Becker
0404 730 358



SITE PLAN



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.