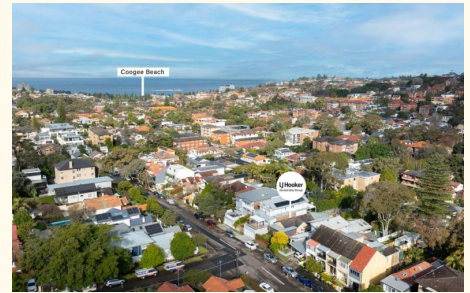


JUST SOLD OFF MARKET

37 OSWALD STREET, RANDWICK

Sold

LJ Hooker
Double Bay Group



37 Oswald Street, Randwick

Prime Residential Development Site with Torrens Title Subdivision Carefully Crafted to Offer Bright Interior and Comfort Living

An exceptional opportunity in the heart of Randwick, this near-level 418sqm parcel of land comes with DA approval for the construction of two luxury Torrens Title duplexes. Perfectly positioned to capture strong demand in Sydney's prestigious eastern suburbs, the site offers both homeowners, extended families and developers the chance to deliver a boutique project offering light and carefully considered spaces.

The site is level in a quiet part of Randwick where recent years have seen surrounding properties being rebuilt and redeveloped to a high standard. The location offers easy access to the conveniences that Randwick offers, schools, parks, cinema and a short level walk to the beach.

Designed by a boutique architectural firm, careful consideration has

2 2 2

FOR SALE
SOLD

AGENTS

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AGENCY

LJ Hooker Double Bay
(02) 9185 2816

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Interested parties must rely solely on their own enquiries.

LJ Hooker

been given to flow, from kitchen to living spaces and to a secluded and private garden for easy entertaining. There are two living areas on the ground floor, allowing for easy family lifestyle. The firm 30 axis has experience in maximising a sense of space and light infused interiors such as through the addition of the large raised clerestory roof on the upper level.

The Site

- Land size: 418 sqm
- Zoning: R3 Medium Density Residential
- FSR: 0.75:1 (with potential uplift, STCA)
- Height limit: 9.5m
- Not heritage listed
- Flat block

The Approved Development

- " Two luxury 3–4 bedroom duplex residences
- " Torrens Title subdivision —no shared strata
- Architect-designed with an emphasis on light, space, and premium finishes
- Secure parking for two cars per dwelling (subject to DA conditions)

Key Highlights

- Torrens Title Advantage: Independent ownership structure proven to drive stronger resale values.
- Blue-Chip Location: Just minutes from Coogee Beach, The Spot dining precinct, UNSW, and Prince of Wales Hospital, offering unmatched lifestyle appeal and connectivity.
- " DA Approved: A 418 m² flat topography site.

This is a rare chance to secure a ready-to-build duplex site in one of Sydney's most sought-after lifestyle suburbs. Please reach out to request a copy of the DA approved plans (valid until 2027) and Information Memorandum to unlock the true potential of this property.

MORE DETAILS

Property ID	2AVHYY
Property Type	House
Land Area	418 m2

Aaron Del Monte 0447 144 434

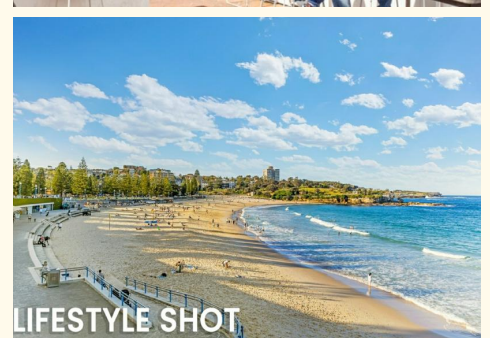
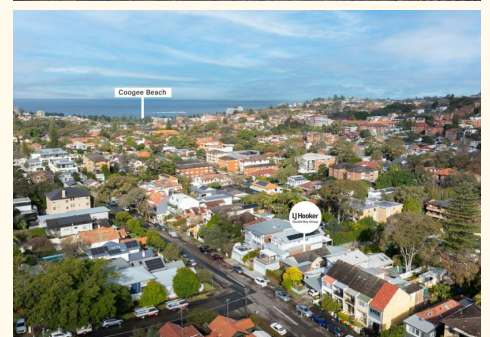
Managing Director | aaron.delmonte@ljhdoublebay.com

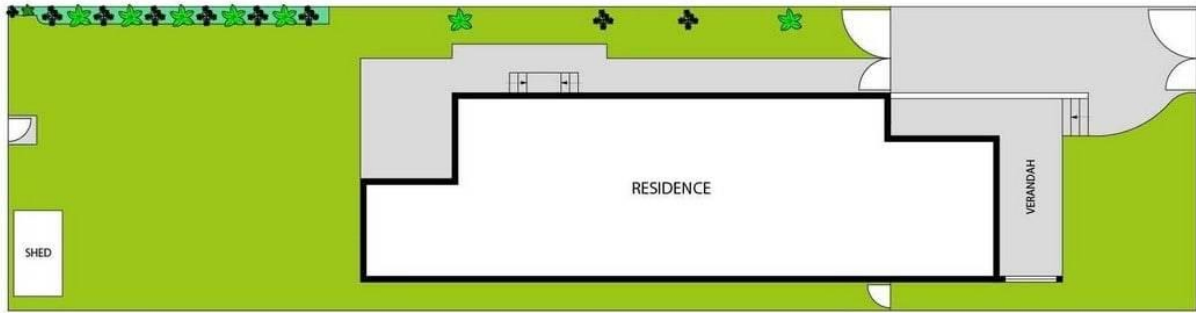
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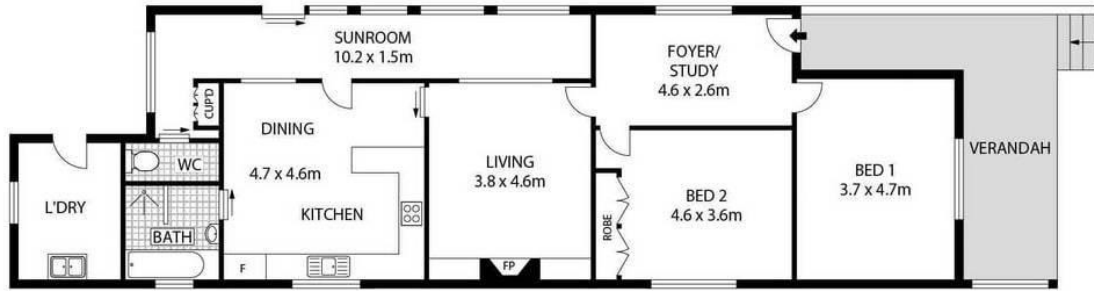
LJ Hooker Double Bay (02) 9185 2816

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SITE PLAN



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