



## FOR SALE

PENDING DA FOR LUXURY DUPLEXES IN THE HEART OF ROSE BAY, JUST STEPS FROM THE VIBRANT SHOPPING VILLAGE.

This prime location offers an exceptional opportunity for developers or investors, with plans for two high-end duplexes featuring 3 bedrooms, lift access, pool, and cabana. Ideal for those looking to capitalize on a prestigious address in one of Sydney's most desirable suburbs.

Currently, the property includes a well-maintained 3-bedroom, 2-bathroom home, set on a generous 540sqm lot with a pool. The open-plan living space is filled with natural light, and the modern kitchen is equipped with top-tier appliances and plenty of storage.

With cafes, shops, and public transport just 100 meters away, this property presents a fantastic investment opportunity for developers or those looking to capitalize on this exceptional location.

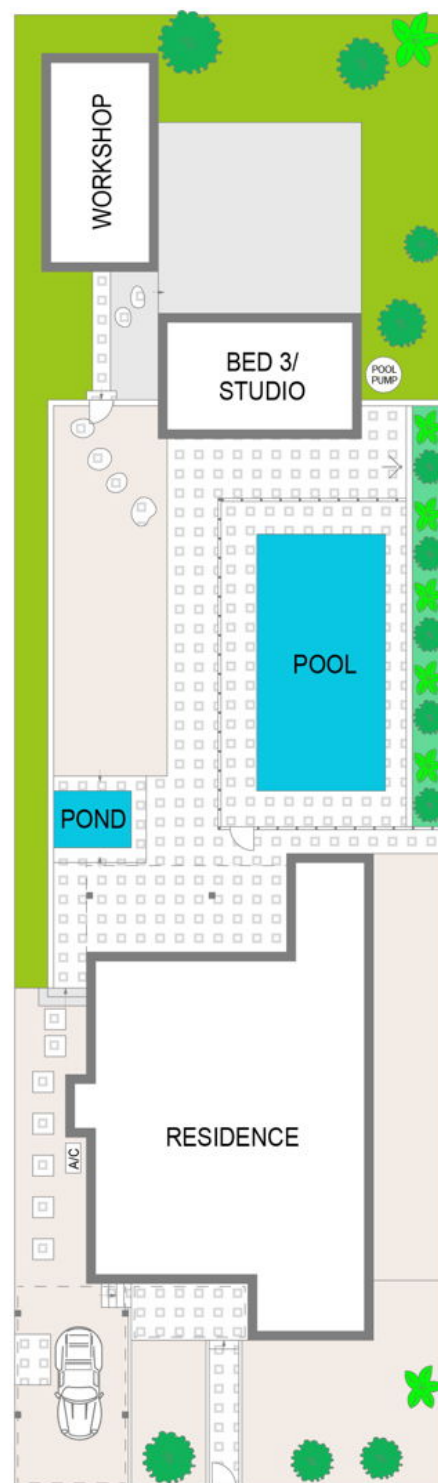
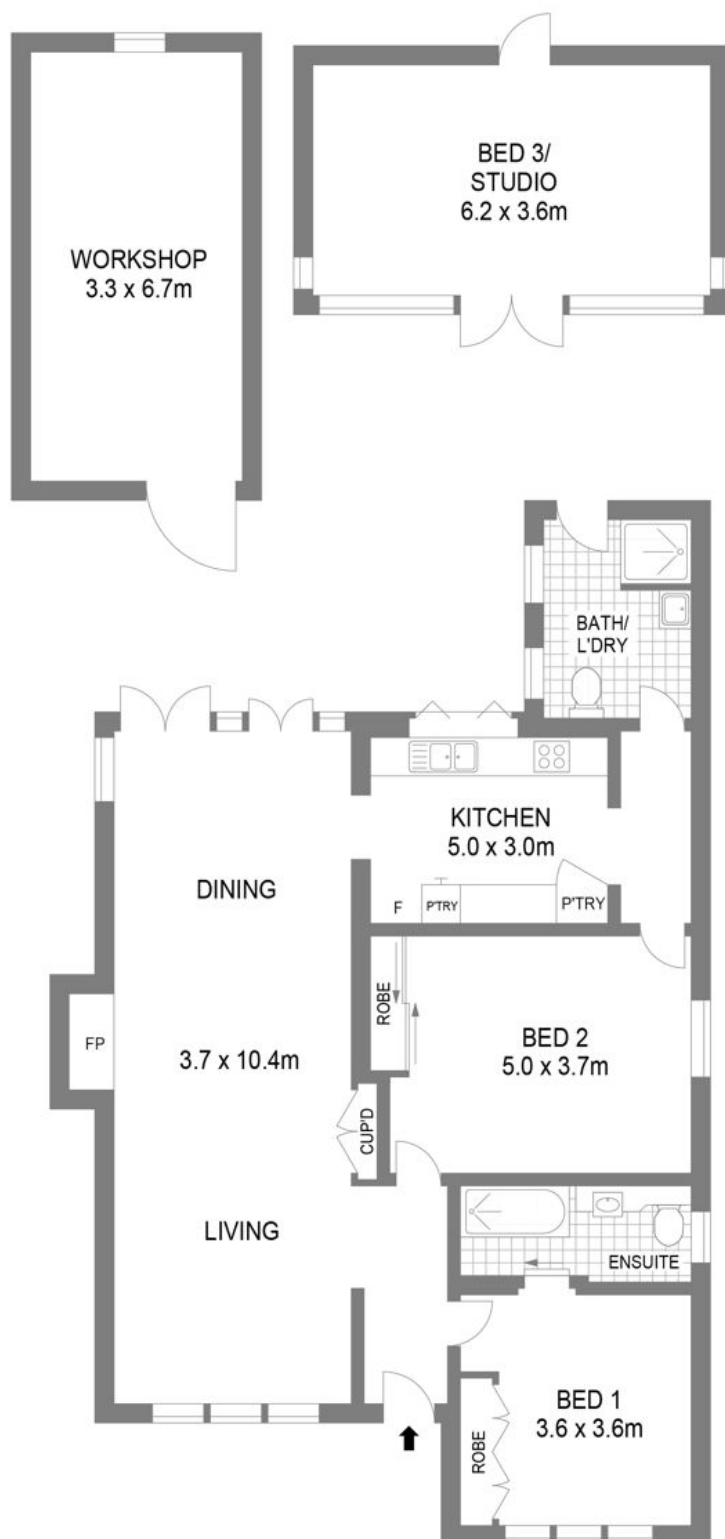
**3 BED | 2 BATH | 1 CAR**

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



**Lee Trakosas**  
**0411118833**  
lee@kosasproperty.com  
kosasproperty.com



SITE PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Scale in metres.  
Indicative only. All information contained herein is obtained from sources we believe to be accurate.  
We cannot guarantee its accuracy. Interested persons should make their own enquiries.