

Elim

83 Shaftesbury Road, Burwood 2134



MAUVE
PROPERTY



Sydney CBD

Parramatta River

Centenary Park

Croydon Station

83 Shaftesbury Road
Burwood

Introduction

Mauve Property is proud to present an extraordinary opportunity to acquire a landmark heritage estate at 83 Shaftesbury Road, Burwood. A timeless Sulman masterpiece where iconic architecture meets modern potential, offered to the market for the first time in 23 years.

Heritage & Architecture: Designed by Sir John Sulman and built circa 1905 as “Tenilba,” this property is a rare example of Federation-era design with outstanding features.

Exceptional Connectivity: Enjoy seamless access to Sydney’s major employment hubs, transport networks, and a wealth of lifestyle and retail amenities.

Development Potential: With adaptive re-use opportunities under heritage conservation guidelines, the property offers significant scope for visionary buyers.

Previously known as Tenilba and now as Elim, 83 Shaftesbury Road is a genuine Sydney icon that cannot be replicated. Set on a substantial 1879m² freehold site with dual street frontages, this masterpiece boasts expansive mature gardens and enduring period features.

Now poised for a new chapter, the property offers the incoming purchaser a unique chance to acquire a rare piece of Sydney’s architectural legacy. Situated in the heart of Burwood, it provides immediate access to diverse lifestyle, retail, and transport amenities – with the Sydney & Parramatta CBDs just a short commute away. Ongoing inner-west infrastructure improvements further enhance its appeal and growth potential.



Executive Summary

Property	83 Shaftesbury Road, Burwood NSW	
Legal Description	Lots: 12/B/2400, 13/B/2400, 14/B/2400, 15/B/2400	
Property Description	Built circa 1905 as “Tenilba” and later known as “Elim,” this landmark two-storey Federation-era mansion epitomises Sulman design with its imposing red brick façade, decorative timber gables, tall chimneys, and slate-tiled roof. Set on a substantial 1879m ² freehold corner site with dual street frontages, the estate features expansive mature gardens and enduring period details throughout. Internally, the residence offers generous formal living areas, high ceilings, and original features such as leadlight windows and ornate fireplaces. While maintained as a dignified family home, the property also provides significant adaptive re-use potential under heritage conservation guidelines. Offered for the first time in 23 years, Elim represents a rare piece of Sydney’s architectural legacy in a thriving inner-west locale.	
Location	Located in the heart of Burwood, 83 Shaftesbury Road offers superb connectivity and a vibrant inner-west lifestyle. The property is a short walk from Burwood Station and key bus stops, ensuring quick access to Sydney and Parramatta CBDs. Local amenities abound, from the expansive Burwood Park and nearby gyms to a variety of retail options – notably Westfield Burwood, just 800 m away, which boasts over 200 stores, dining, and entertainment choices. With ongoing infrastructure upgrades enhancing transport and community facilities, this location delivers both immediate convenience and long-term growth potential.	
Town Planning	Local Government Area Local Environment Plan Zoning	Burwood Burwood LEP 2012 R2 (Low Density Residential)
Area Breakdown	Land: 1879 m ² Internal: 607 m ² Garage: 41.5 m ²	
Basis of Sale	Vacant Possession	
Sales Process	For Sale by way of expressions of interest, closing 3pm (AEST) 9 th May 2025. Please contact the exclusive agents to arrange inspections or for further information	



Property & History

A Storied Past, Inspiring a Timeless Future



Elim is a fine Queen Anne Revival brick mansion, designed by renowned nineteenth-century architect Sir John Sulman for Josiah Mullens, a founder and president of the Sydney Stock Exchange. A plaque on the corner reads 1891, pre-dating even the NSW Heritage record – underscoring its deep historical roots. Originally built as “Tenilba,” this estate quickly became a cherished landmark in Burwood, embodying the opulence and craftsmanship of its era.



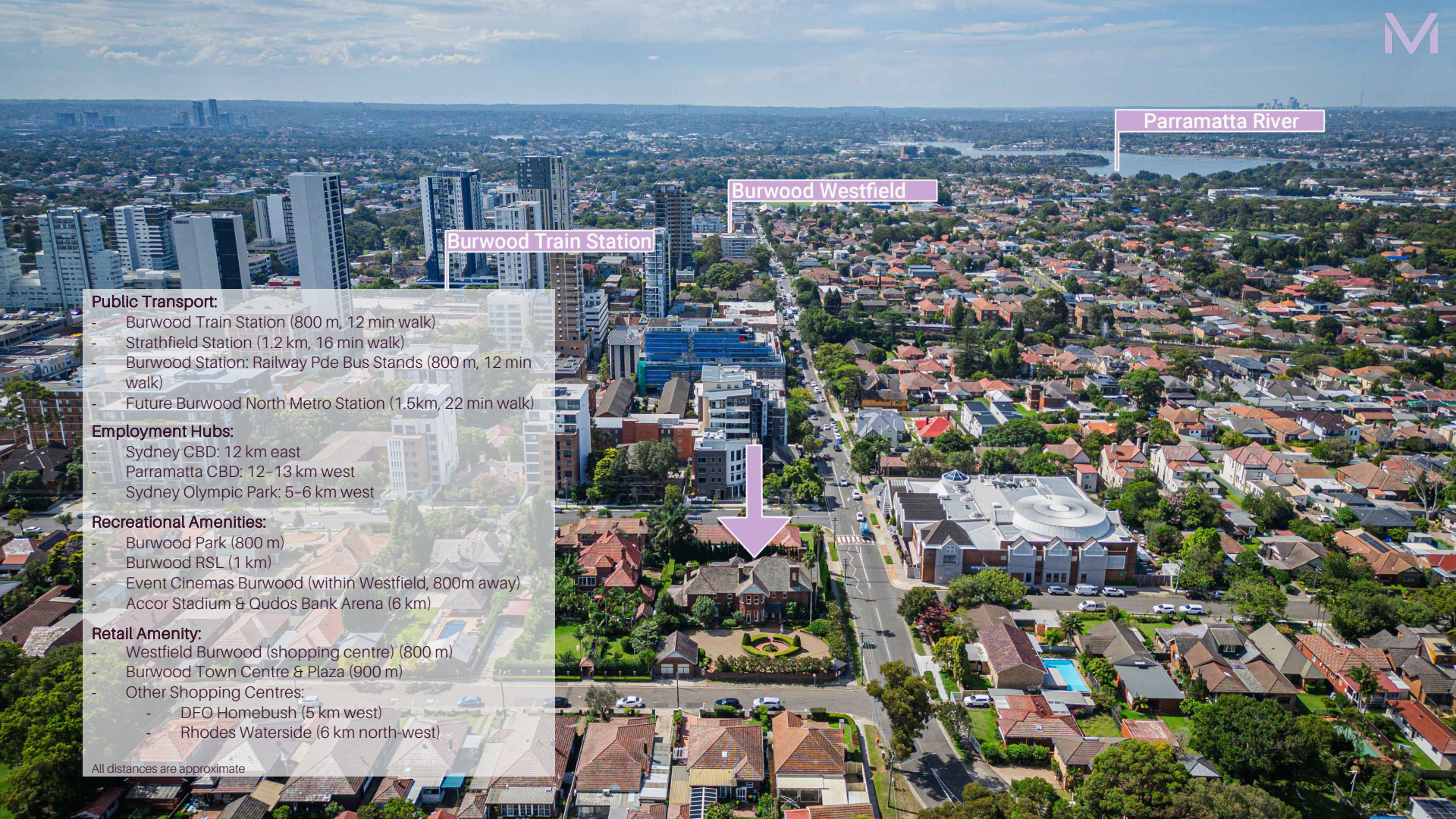
Constructed with Flemish bond red brick featuring terracotta ridge capping, a slate roof, large brick chimneys, and decorative windows, the building demonstrates superior build quality with triple brick on the exterior and double brick between rooms; the likes of which are unheard-of in the modern age. Over time, O’Malley Jones converted the house into a popular reception centre that served the community for over 60 years. In 2002, Elim was acquired and meticulously restored back into a private residence; upstairs bedrooms were revived in line with the original plans, while modern enhancements such as a rumpus room, verandas, carport, garage, and a higher fence with a corner gate were introduced.



Set on a substantial 1879m² freehold corner site with dual street frontages and expansive mature gardens, Elim not only retains its timeless period features but potentially offers adaptive re-use potential under heritage conservation guidelines. This iconic property stands as a rare piece of Sydney’s architectural legacy, inviting visionary buyers to shape its next chapter.



Location



Parramatta River

Burwood Westfield

Burwood Train Station

Public Transport:

- Burwood Train Station (800 m, 12 min walk)
- Strathfield Station (1.2 km, 16 min walk)
- Burwood Station: Railway Pde Bus Stands (800 m, 12 min walk)
- Future Burwood North Metro Station (1.5km, 22 min walk)

Employment Hubs:

- Sydney CBD: 12 km east
- Parramatta CBD: 12–13 km west
- Sydney Olympic Park: 5–6 km west

Recreational Amenities:

- Burwood Park (800 m)
- Burwood RSL (1 km)
- Event Cinemas Burwood (within Westfield, 800m away)
- Accor Stadium & Qudos Bank Arena (6 km)

Retail Amenity:

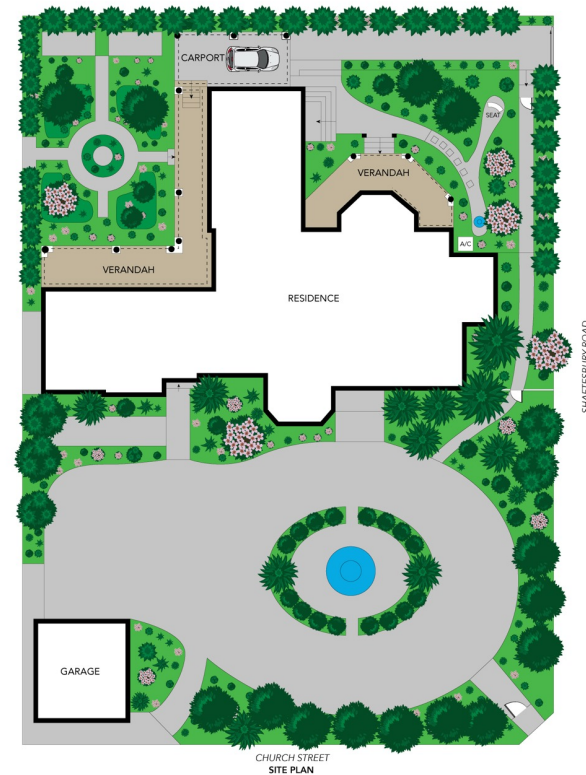
- Westfield Burwood (shopping centre) (800 m)
- Burwood Town Centre & Plaza (900 m)
- Other Shopping Centres:
 - DFO Homebush (5 km west)
 - Rhodes Waterside (6 km north-west)

All distances are approximate





Floorplan



Internal: 607 m²
 Land: 1879 m²
 Garage : 41.5 m²



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



Sales Process

83 Shaftesbury Road, Burwood is being offered For Sale by way of Expressions of Interest closing 3pm (AEST) 9th May 2025. All parties looking to register their interest should contact the exclusive selling agents.

INSPECTIONS

Inspections of this property are highly recommended and can be arranged by appointment with the selling agents. Should regular open for inspections be organised, these will be published across the relevant platforms.

CHANGES TO THE PROCESS

The Vendor reserves the right in its sole discretion, to postpone or cancel the proposed sale and to modify or add any terms and conditions to the proposed contract or other material associated with the proposed sale, which may be made to a potential purchaser. Additionally, the sales process may change at any time, without notice, in the capacity allowable by relevant legislation and regulation.

CONTACT

All enquiries regarding the information provided herein or to request an inspection should be directed to the exclusive selling agents.



Nicholas Pagano
Director
M: +61 413 697 880
nicholas@mauveproperty.com.au

Samuel Groutsis
Director
M: +61 433 345 877
samuel@mauveproperty.com.au

Sources & Disclaimer

Sources

Historical information has been compiled from heritage registers, local history publications, and archival newspaper records. Key references include the Burwood LEP 2012 heritage schedule, the Australian Heritage Database (Register of National Estate), *Harvest of the Years: Burwood 1794–1974* by E. Dunlop, and contemporary property data from CoreLogic and Allhomes. These sources, along with on-site visual inspection, substantiate the details in this memorandum. All interested parties should rely on their own inquiries and due diligence – this memorandum is provided in good faith to assist in evaluating the opportunity that 83 Shaftesbury Road, Burwood represents.

Disclaimer

The information contained in this Information Memorandum is provided for general informational purposes only. While every effort has been made to ensure that the data – including, but not limited to historical details, property descriptions, zoning information, and photographs – is accurate and up-to-date, no representation or warranty, express or implied, is made as to the accuracy, completeness, or reliability of the information contained herein.

Prospective buyers, investors, and other interested parties are strongly advised to conduct their own independent research, due diligence, and verification of all data and representations before making any decisions or commitments. Reliance on this information is at your own risk, and neither the vendor nor its advisors or agents shall be liable for any errors, omissions, or inaccuracies contained in this document.

This memorandum should not be considered a definitive source of information, and no assurances or guarantees are provided regarding future developments or the current state of the property. All prospective purchasers are encouraged to seek professional advice (legal, financial, architectural, etc.) as part of their due diligence process.

M