



5 Henrietta Street Double Bay

Introduction

On behalf of The Edge Property Agency, we are proud to present a rare and exceptional investment and development opportunity at 5 Henrietta Street, Double Bay — a premium residential holding in one of Sydney's most exclusive and tightly held suburbs.

Ideally positioned on the corner of Henrietta Street and Cooper Street, this prominent site comprises 14 residential apartments and 16 off-street parking spaces, delivering strong holding income with significant future redevelopment potential.

Benefiting from a highly visible corner location, the property enjoys enhanced street presence and increased development flexibility. Crucially, it is located within a precinct earmarked for increased height limits under the NSW Low and Medium Rise Housing (LMR) planning reforms, unlocking a valuable planning uplift and presenting an outstanding opportunity for redevelopment (STCA) in a true blue-chip Eastern Suburbs setting.

This offering will appeal to investors, developers, and landbankers looking to capitalise on a tightly held market, strong underlying land value, and the potential for significant future growth.

Sincerely,

Achilles Peshos

The Edge Property Agency



The Site

Property Address	5 Henrietta Street, Double Bay NSW 2028
Configuration	14 Apartments + 16 Off-Street Parking Spaces – 7 x 2 Bedrooms & 7 x 1 Bedrooms
Land Size	770sqm (approx.)
Planning Uplift	NSW Low and Medium Rise (LMR) Housing Reforms
Potential FSR	2.2 : 1 (Subject to Planning Approval)
Gross Annual Income	\$519,740*
Council Rates	\$25,687 p.a.*
Water Rates	\$13,386 p.a.*
Land Tax	\$153,431 p.a.*
Zoning	R3 Medium Residential
Key Features	Prime corner site within walking distance to Double Bay village, harbour foreshore, transport, and elite schools



Land size: 770m² Approx.

Double Bay

Situated in one of Sydney's most prestigious harbour side enclaves, Double Bay epitomises sophistication, lifestyle, and enduring value. Renowned as the "jewel of the Eastern Suburbs," it seamlessly blends old-world elegance with contemporary convenience, offering walkable access to a curated selection of world-class amenities.

Just 4km from the Sydney CBD and easily accessible via ferry, bus, or private vehicle, Double Bay offers a unique duality — the tranquillity of a coastal village and the connectivity of an inner-city hub. Residents enjoy effortless access to designer boutiques, acclaimed dining such as Margaret & Gran Torino, artisan cafés; Baker Bleu, White Rabbit, and essential services, all anchored by the charming village precincts of Bay Street and Cross Street.

Surrounded by lush parklands, serene beaches, and picturesque harbourside promenades, the suburb provides abundant opportunities for leisure, wellness, and recreation. The area is also home to elite private and public schools, premium healthcare, and a vibrant, close-knit community.

With the Double Bay Wharf just moments away, water-based commuting becomes a lifestyle indulgence as much as a transport option. This rare convergence of luxury, amenity, and connectivity continues to underpin strong capital growth and unwavering demand from discerning purchasers seeking long-term investment security in a blue-chip location.

Double Bay Public School

Double Bay Marina

New South Head Road

Australia Post

Woolworths

FOR SALE

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Proposed Planning LMR

Development Standards (R3 within 0–400 m LMR Area)

Control Standard

Maximum Height 22 metres (~6 storeys)

Maximum FSR 2.2:1

*The NSW government introduced reforms under the Housing SEPP which allow a bonus in Floor Space Ratio (FSR) of up to 30%, and similarly a height bonus up to 30%, for developments that provide a minimum portion of their Gross Floor Area (GFA) as affordable housing.

Please note that the affordable housing must typically be provided for a minimum period — often 15 years in many cases.



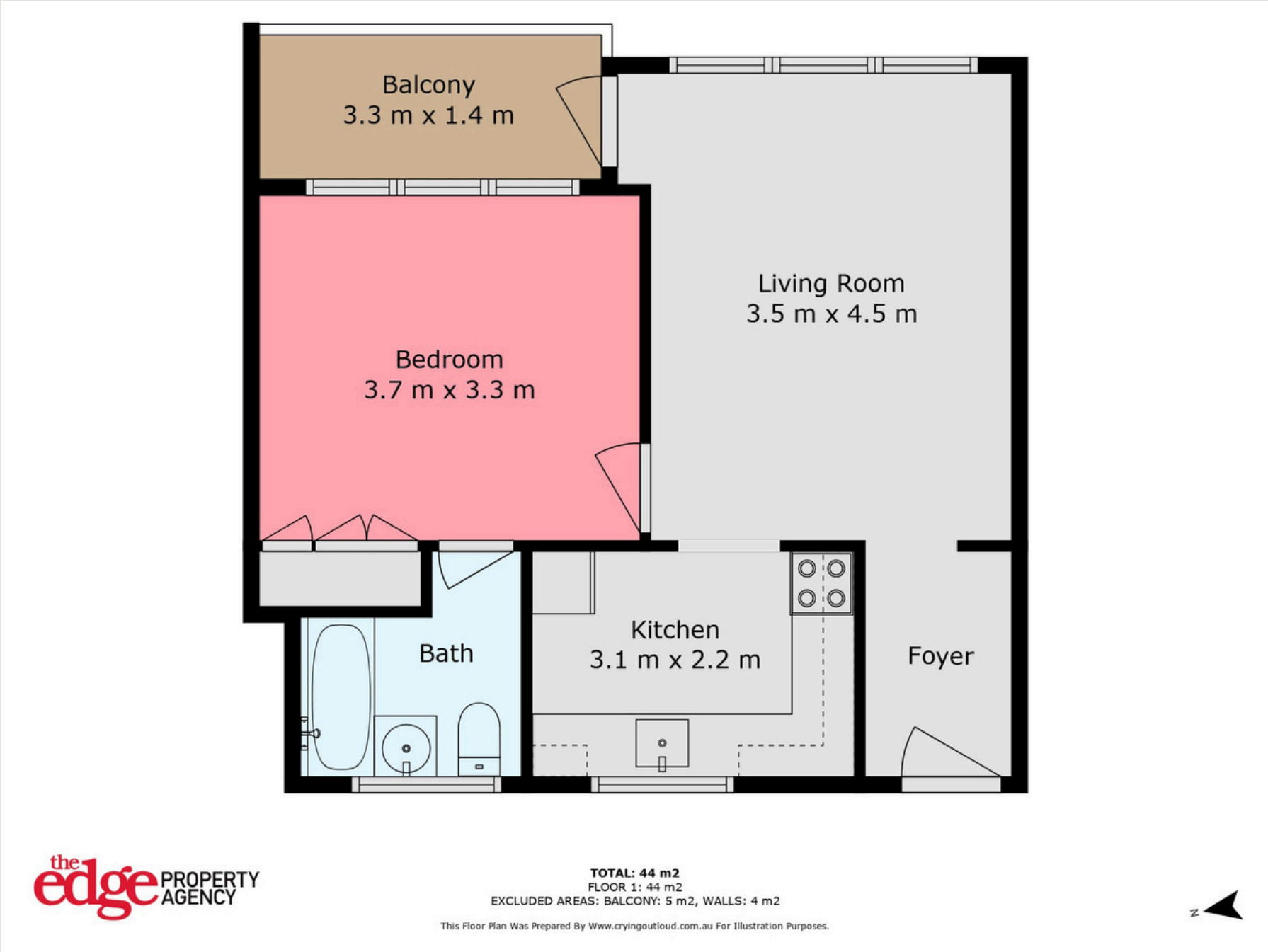
*Subject to Statutory Approval

Renovated Apartments

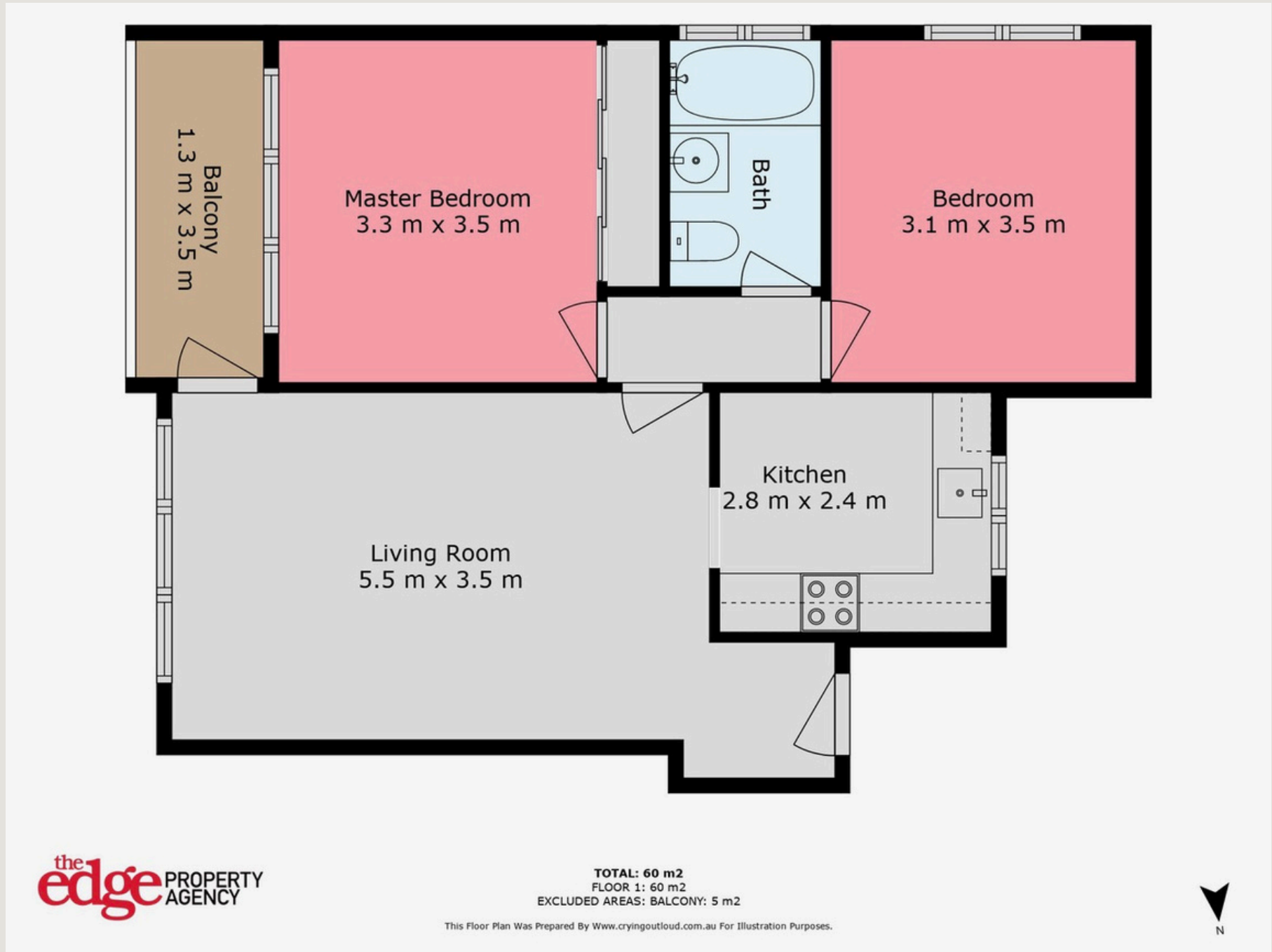


Floor Plans

1 Bedroom Layout



2 Bedroom Layout



Tenancy Schedule

Unit Number	Number of Beds	Parking	Rent per week	Lease Term	Lease End
1	2	Yes	\$750	Fixed	4 Jun 26
2	1	No	\$710	Periodic	
3	2	No	\$750	Periodic	
4	1	No	\$500	Fixed	7 Jun 26
5	1	Yes	\$650	Fixed	2 Jun 26
6	2	Yes	\$750	Periodic	
7	2	Yes	\$870	Fixed	2 Nov 26
8	1	No	\$725	Fixed	8 Jun 25
9	1	No	\$500	Fixed	6 Jun 26
10	2	Yes	\$800	Fixed	6 Jun 26
11	2	Yes	\$750	Fixed	8 Jun 26
12	1	Yes	\$740	Fixed	14 Jun 26
12a	1	No	\$500	Fixed	10 Jun 26
14	2	Yes	\$1,000	Fixed	26 Apr 26

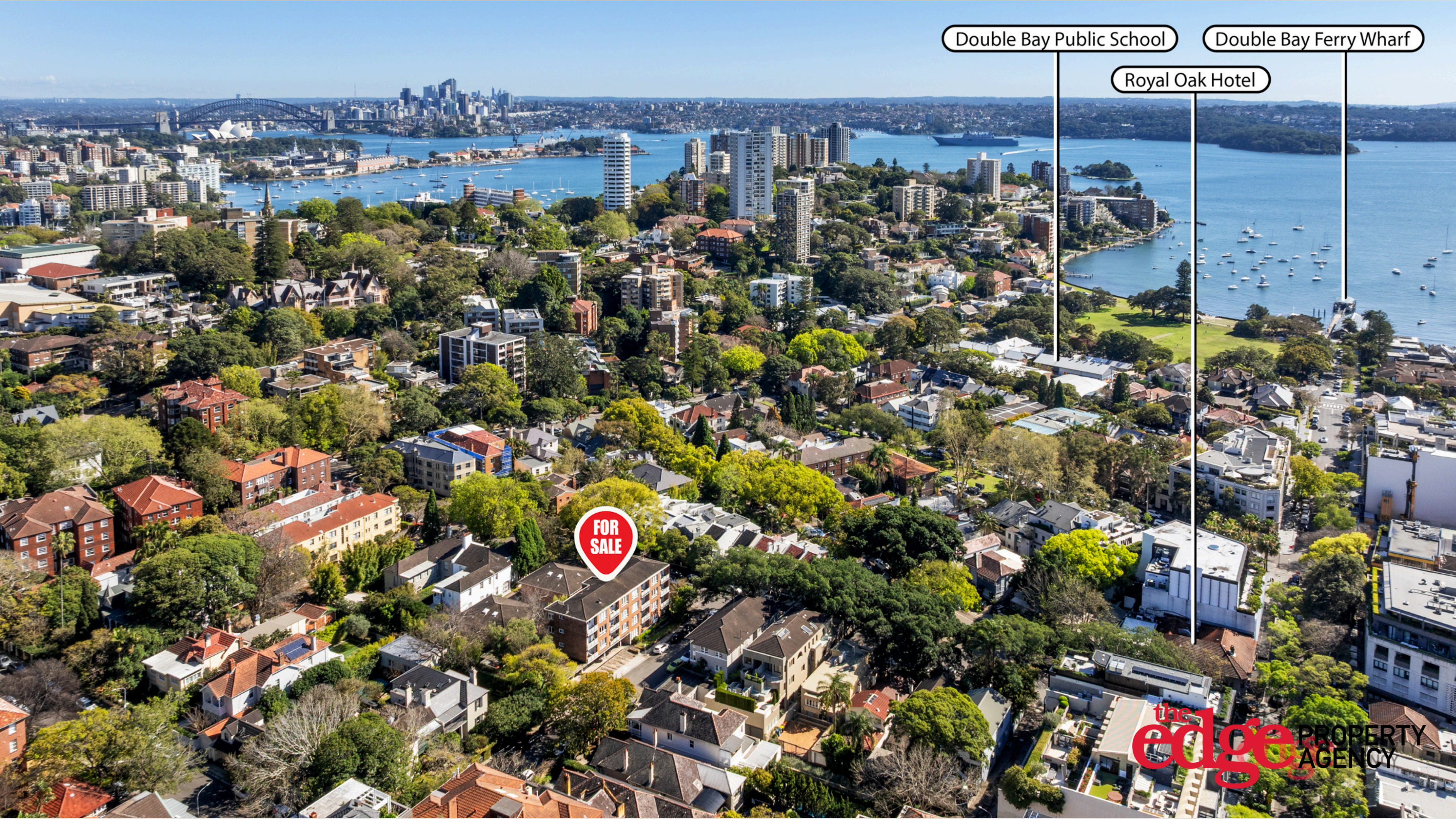
Double Bay Public School

Double Bay Ferry Wharf

Royal Oak Hotel

FOR SALE

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Sale Process

The site is offered for sale by Expressions of Interest closing on Friday, 10 October 2025 at 3pm

Offer Structure

An Expression of Interest (EOI) is not required to be lodged in any prescribed form, however, it must include, at a minimum, the following:

- The name of the interested party and, if a private corporation, the names of its directors.
- Proposed purchase price and deposit amount.
- Proposed date of completion.
- Any conditions of purchase, including due diligence requirements and timeframes, approval processes (e.g. Foreign Investment Review Board).
- Purchaser's solicitor.
- Proposed funding source, including any conditions relating to debt financing and/or equity raising.
- Any requested amendments to the provided contract.

Inspections

All inspections of the property by potential purchasers and/or their consultants must be made by prior appointment through the selling agent.

Contact



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Disclaimer

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