



INFORMATION MEMORANDUM

1-5/78 ALISON ROAD

Randwick

RAY WHITE DOUBLE BAY

Ray White Double Bay is pleased to present

1-5/78 Alison Road, Randwick

A rare and remarkable offering in one of Randwick's most popular pockets, this entire block of five apartments presents an exceptional opportunity for investors, SMSFs, developers and long-term holders alike. Comprising 4 x two-bedroom and 1 x five-bedroom apartments plus 3 lock up garages, the property delivers strong existing income with outstanding value-add potential.

- Entire block of 5 apartments
- 4 x 2br + 1 x 5br, 3 lock up garages
- Huge re-development potential as the property sits within the new LMR zone (see Page 5)
- High-demand position moments to Randwick village, transport and amenities
- Ideal for long-term hold, future redevelopment or strategic sell-down (STCA)
- Strong rental demographic near Light Rail, UNSW the Hospital and the Racecourse
- Current rental income of \$209,508 per annum

INSPECTION TIMES

Saturday and Thursday

11.15am – 11.45am



Melanie Lahoud

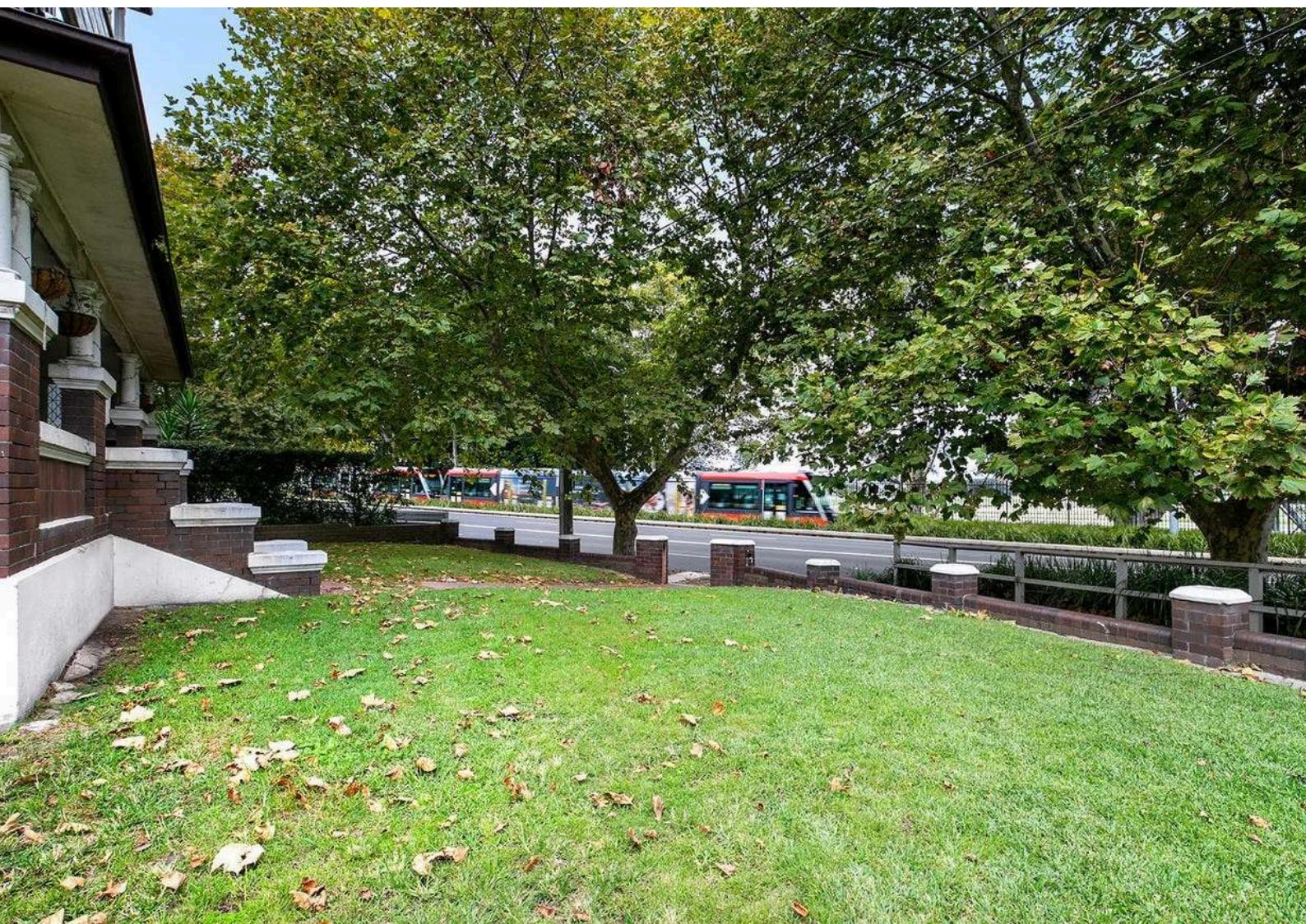
Senior Sales Executive
0400 554 544
melanie.lahoud@raywhite.com



Breanna Skewes

Sales Associate
0400 487 040
breanna.skewes@raywhite.com

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Executive Summary

ADDRESS	1-5/78 Alison Road, Randwick
LOT/SECTION/ PLAN NUMBER	7/-/DP11300
SITE AREA	670.3 sqm
PROPERTY DIMENSIONS	21.94 IRREGULAR / 12.94 X 38.28 / 41.53
MUNICIPALITY	Randwick
LEP	Randwick Local Environmental Plan 2012
ZONING	R3: Medium Density Residential
FLOOR SPACE RATIO	1.5:1
HEIGHT LIMIT	17.5m
OUTGOINGS	<ul style="list-style-type: none">• Water Fixed Charge Rates: \$1,043.85 pq• Council Rates: TBA• Land Value for Land Tax: \$3,330,000
CURRENT RETURN	<ul style="list-style-type: none">• Current Rental Income - \$209,508pa

LMR

Evaluation

Existing site:

LEP FSR = 0.9:1

LEP Height = 12m max.

Under the LMR:

LMR FSR = 1.5:1

LMR Height = 17.5m max. (4 storeys)

At 78 Alison Road, the new LMR requirements will allow for two units per floor, giving a total of approximately eight units for the block.

If 1 bedroom units are included in the mix, the total unit yield would increase.

If both the LMR provisions and the Infill Affordable Housing SEPP bonus are used, an additional two storeys could be achieved, bringing the building to six storeys in total.

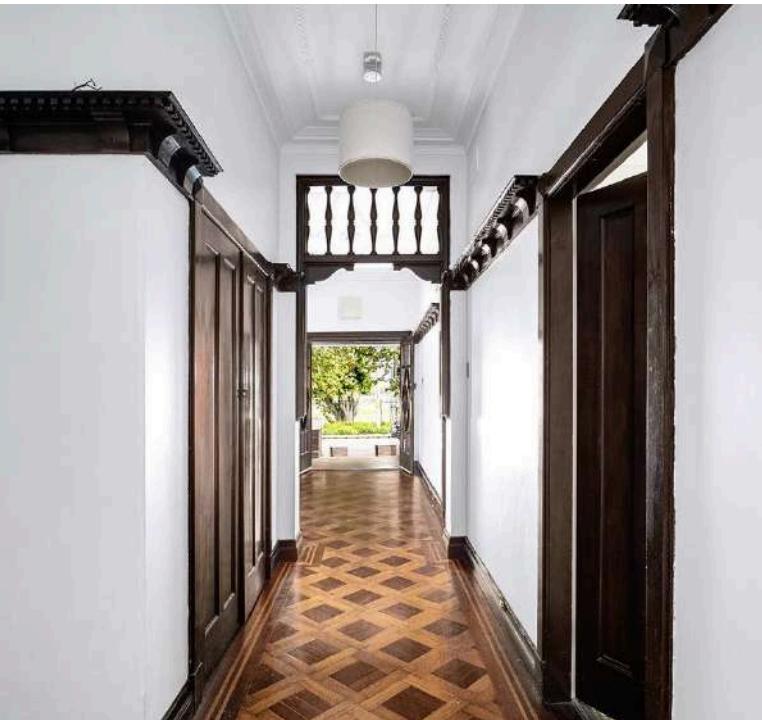
These two extra levels would trigger the need for increased ADG setbacks, resulting in a building envelope of around 160 m² per floor. This could accommodate a three or four bedroom unit per floor, bringing the total unit count to roughly ten units.

Financial Summary

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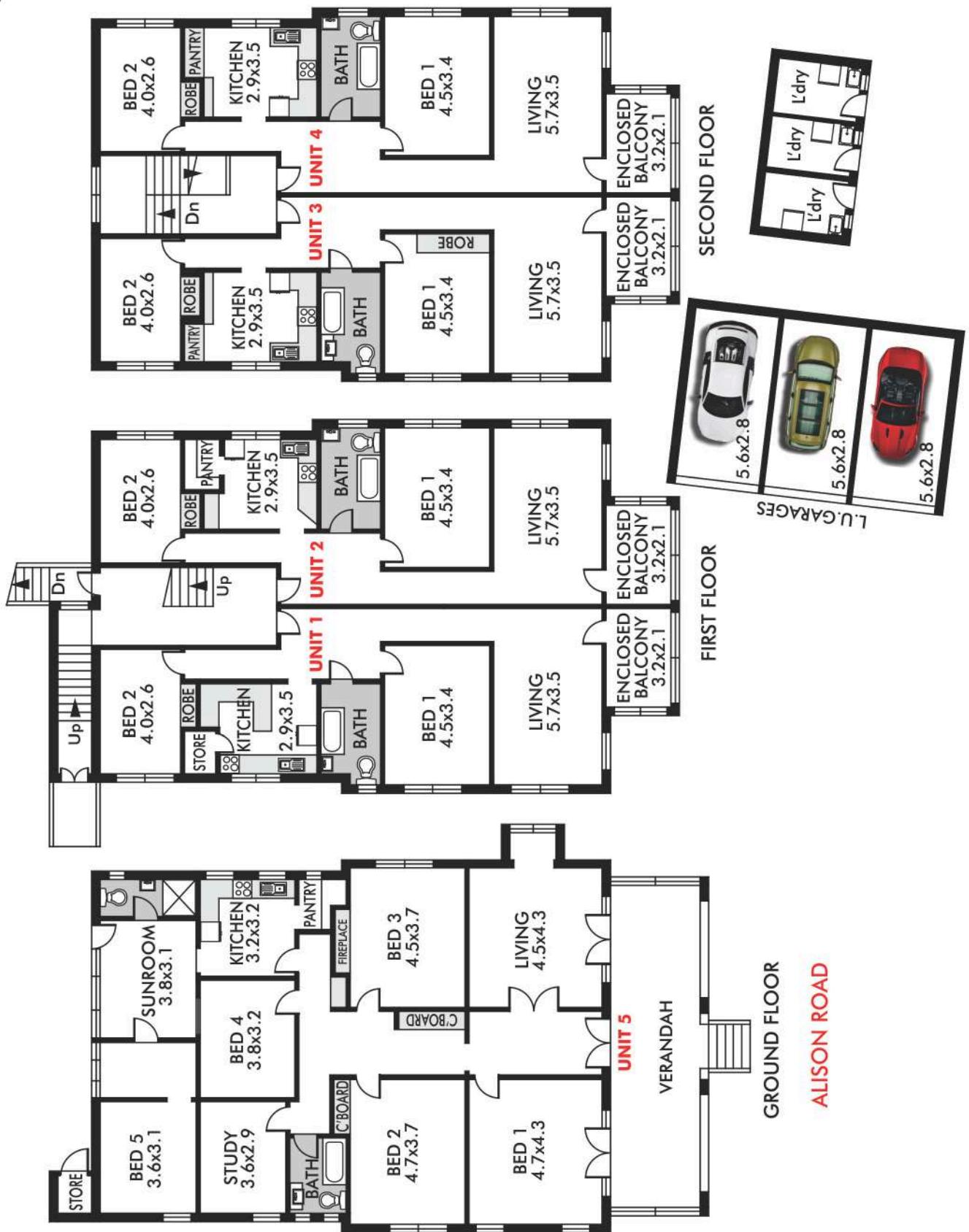
APARTMENT	BEDROOMS	BATHROOMS	CAR	LEASE EXPIRIES	CURRENT RENTS	MARKET RENTS
1	2	1	1	TBA	\$400 pw	\$850 pw
2	2	1	-	Expired	\$727 pw	\$800 pw
3	2	1	1	Expired	\$727 pw	\$850 pw
4	2	1	-	Expired	\$725 pw	\$800 pw
5	5	2	1	Expired	\$1450 pw	\$1600 pw
TOTAL PER WEEK					\$4029	\$4900
TOTAL PER ANNUM					\$209,508	\$254,800

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78 Alison Road RANDWICK



This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.



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Location

1-5/78 ALISON ROAD, RANDWICK

Randwick is a vibrant and diverse suburb in Sydney's Eastern Suburbs, known for its blend of coastal charm, historic architecture, and modern conveniences. Just 6km from the CBD, Randwick offers a fantastic balance between city living and a relaxed beachside atmosphere. The area is rich in heritage, with grand Victorian homes, leafy streets, and a strong community feel, making it a desirable location for families, professionals, and students alike. Its proximity to Coogee Beach and Centennial Park further enhances its appeal, offering plenty of outdoor recreation options.

Home to the University of New South Wales (UNSW) and the Prince of Wales Hospital, Randwick has a strong educational and medical presence. The suburb is also well-serviced by transport, with the Sydney Light Rail connecting it easily to the city and beyond. The vibrant commercial hub along Belmore Road and The Spot provides an array of cafes, restaurants, and boutique shops, creating a lively dining and entertainment scene. Randwick Racecourse, a historic and prestigious venue, adds to the suburb's character, hosting major horse racing events throughout the year.

With a mix of apartments, townhouses, and larger family homes, Randwick caters to a wide range of residents. The suburb's combination of excellent amenities, green spaces, and a coastal lifestyle makes it one of Sydney's most sought-after locations. Whether enjoying a walk through Queens Park, a swim at Coogee, or a night out at The Ritz Cinema, Randwick offers a dynamic yet relaxed way of life that appeals to many.



4 minute drive to
Randwick Shopping Centre



Opposite the road to
Royal Randwick Racecourse



4 minute walk to
the Light Rail

LOCATION SHOT

RayWhite.



Light Rail

LOCATION SHOT



Market Statistics



88.7%

OCCUPIED PRIVATE
DEWLINGS



36

MEDIAN
AGE



1.7%

TOTAL
VACANCY



28,943

POPULATION



63.7%

EMPLOYED
FULL-TIME



1 in 3

AGED 25 TO 39
YEARS



55.4%

BORN IN
AUSTRALIA



41.2%

HOUSEHOLDS
EARN > \$3,000
GROSS PER WEEK



3.5%

UNEMPLOYMENT
RATE



40.9%

COUPLE FAMILIES
WITH CHILDREN



\$2,422

MEDIAN
HOUSEHOLD
WEEKLY INCOME

Sydney's Apartment Block Specialists

RayWhite

184 APARTMENT BLOCKS SOLD TO DATE

If you're looking at selling or buying a block of apartments, we are the team to speak to.



Melanie Lahoud
0400 554 544
melanie.lahoud@raywhite.com



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0400 487 040
breanna.skewes@raywhite.com

PROUDLY SOLD



1-24/24 Wisbeach Street, Balmain
\$13,500,000



1-15/54 Kensington Road Summer Hill
\$11,050,000



1-16/96 Burns Bay Road, Lane Cove
\$11,000,000



1-9/20 Liverpool Street, Rose Bay
\$9,175,000



1-4/102 Warners Avenue, Bondi Beach
\$7,400,000



1-10/49 Orpington Street, Ashfield
\$7,050,000



1-6/12 Pitt Street Randwick
\$6,900,000



1-10/484 Bunnerong Road, Matraville
\$6,750,000



1-12/23 Kenyon Street, Fairfield
\$5,260,000



1-8/44 Hume Road, Cronulla
\$4,630,000



1-8/36 Grose Street, Parramatta
\$4,470,000



1-6/8 Mooney Street, Strathfield South
\$3,385,000

WHY WAIT?

raywhitedoublebay.com



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