



“Manor House”

86 Flinders Street, Darlinghurst

INFORMATION MEMORANDUM

Beautifully Appointed Boutique Hotel

18  19  3 

FOR SALE



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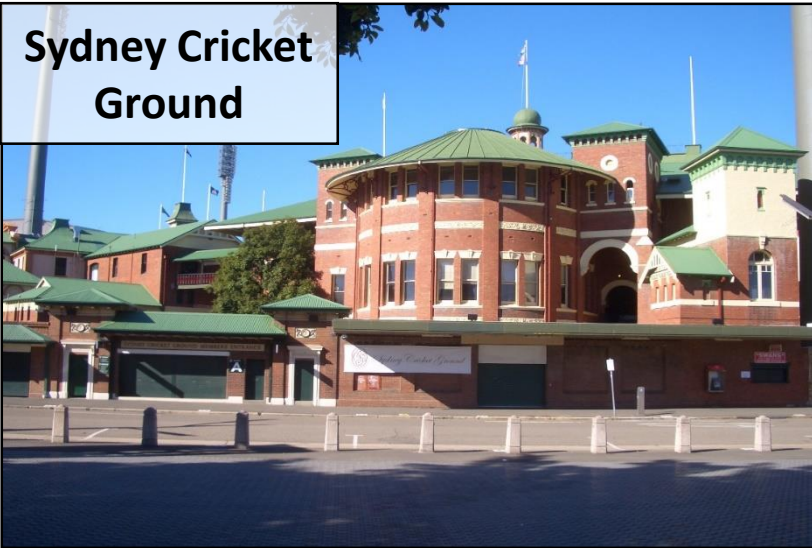
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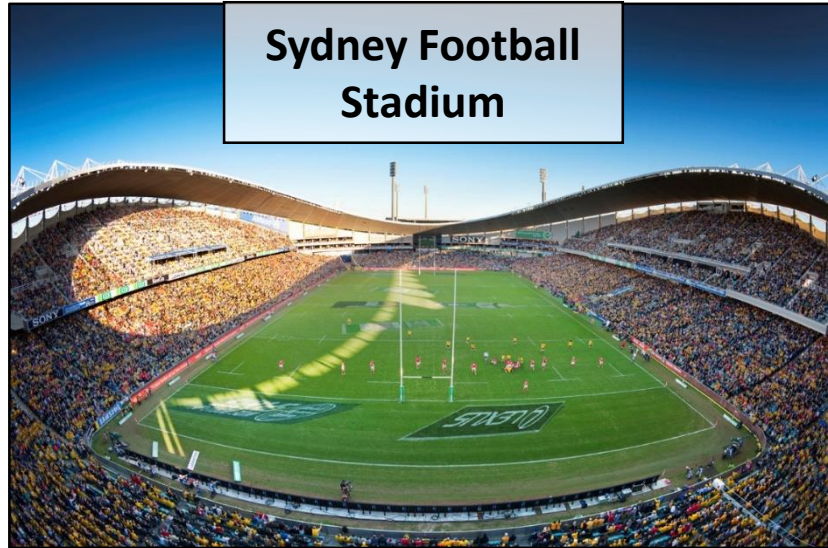
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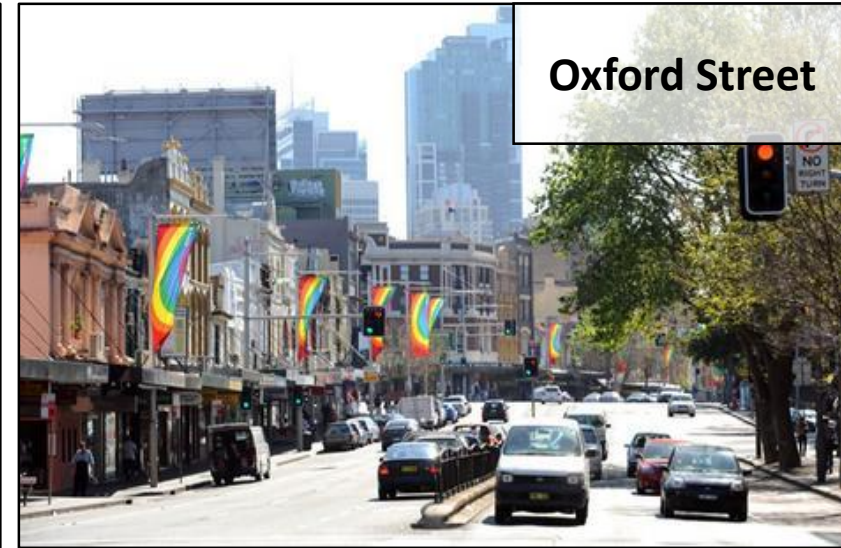
Sydney Cricket Ground



Sydney Football Stadium



Oxford Street



Centennial Parklands



Moments from Sydney's premiere sporting arenas and the recreational benefits of Centennial Park. Enjoying 189 hectares' of public parklands. Stroll to Oxford & Crown Street shops, cafes and convenience of major transport hubs. 10 minute walk to Central Station and the convenience of the upcoming light rail system all within one's reach.

Upcoming Light Rail



INTRODUCTION

D'Ettorre Real Estate has the pleasure in offering for sale by Private Treaty 'Manor House' located at **86 Flinders Street, Darlinghurst**.

A prized location on the ever popular Darlinghurst city fringe, ideal opportunity to hold and continue to operate as a high yielding boutique hotel, or convert to a mixed use residential development (STCA).

The 'Manor House' features glorious character filled palatial rooms all beautifully furnished to compliment the Georgian period of yesteryear, fully operational kitchen, light filled atrium style dining area, generous period library, cocktail bar with male & female amenities and an impressive established garden area featuring stunning water features.

Ideally located in the vibrant Darlinghurst precinct & metres from Taylor Square, CBD and a short walk to Oxford Street. On the door step to buses to the CBD, Bondi Junction, through to the Eastern Suburbs & University of New South Wales, metres from Sydney's premier sporting precinct SFS, SCG & Moore Park, Sydney's new light rail scheme will also be within a short stroll.

PROPERTY OVERVIEW

86 Flinders Street, Darlinghurst

 18x  19x  3x

‘Manor House’ Circa 1850’s, Classic 18 Room Boutique Hotel
With Development Potential (STCA)

Features & accommodation:

- Land size 771m² approximately | Internal area (2 levels) approx. 750m²
- Dimensions - frontage 18.51 metres, rear frontage 16.83 metres
- Two street frontages, rear lane access Via Fleming’s Lane
- Zoned B4 Mixed Use | FSR 2:1 | Height limit 15m
- Current use as a 18 room boutique hotel
- All rooms feature air-conditioning
- Hotel facilities, large atrium style dining area, cocktail bar, plunge pool, library & commercial kitchen
- Fully fire compliant
- Option for residential development or renovate and extend to add more rooms (STCA)
- Excellent opportunity awaits to recreate this prime mixed use property holding
- Off street parking for 3-4 cars on Flinders Street

Darlinghurst is now recognised as one of Sydney’s most desired inner-city locations, with a rich colourful history and its proximity to the CBD, St Vincent’s Hospital & all the inner-city has to offer. 5



S N A P S H O T



ROOM CONFIGURATION & RATES

Manor House Rates & Overview				
Standard Queen (2 rooms)	Standard Double (1 room)	Manor King (4 rooms)	Deluxe Queen (8 rooms)	Deluxe Twin (1 room)
Average \$170 per night	Average \$160 per night	Average \$210 per night	Average \$190 per night	Average \$200 per night

Accommodation Demand

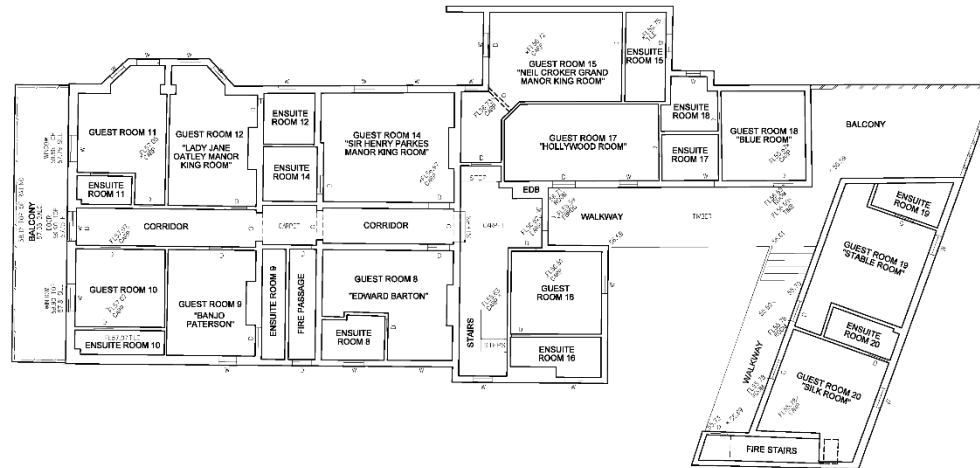
Student housing & short term lodging is recognised as one of the best performing sectors during economic downturn.

- Investment in this sector has risen rapidly post downturn, expanding from \$3.4billion globally in 2007 to a new high of \$7.2billion in 2013.
- A significant investment by universities over the last 10 years to diversify their income sources resulting in rising international student numbers with the largest from China & India.

PROPERTY ANALYSIS & OUTGOINGS

Registered Plan	Lot 1 Deposit Plan 72610
Folio Identifier	1/72610
Land Area	771sqm
Internal area (2 levels)	750m ² (approximately)
Zoning B4 Mixed Use (Sydney local environmental plan 2012)	<div><div>1. Objective of zone</div><div><ul style="list-style-type: none">• To provide a mixture of compatible land uses.• To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximize to public transport patronage and encourage walking and cycling.• To ensure uses support the viability of centres</div><div>2. Permitted without consent Home occupations</div><div>3. Permitted with consent Boarding houses; child care centres; commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; information and education facilities; medical centres; passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day centres; Restricted premises; Roads; Seniors housing; Shop top housing; any development not specified in item 2 or 4.</div><div>4. Prohibited Extractive industries; Heavy industrial storage establishments; Heavy industries.</div></div>
Outgoings	
Council Rates	\$15,000.00 Per Annum
Water Rates	\$8,000.00 Per Annum
Electricity Rates	\$5,000.00 - \$6,000.00 Per Annum
Gas Rates	\$8,000.00 Per Annum
Land Tax	\$36,000.00 Per Annum

FLOORPLAN



FIRST FLOOR LAYOUT



GROUND FLOOR LAYOUT

NOTES:

LIMITED BOUNDARY SURVEY MADE. IF ANY CONSTRUCTION IS INTENDED IN THE VICINITY OF THE BOUNDARIES IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR THE MARKING OF ALL RELEVANT BOUNDARIES.

TREE SPREADS & TRUNK DIAMETERS SHOWN ARE
 ESTIMATED; ONLY ONE TREE IS TO BE REMOVED.
 IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN
 OR FUNCTION, PLEASE INDICATE MORE SPECIFICALLY.
 SHOULD BE REQUESTED FOR ACCURATE LOCATION.

CONSTRUCTION WORKS MUST BE RELATED TO THE
SITE AND WORK AND NOT TO THE STRUCTURES
SHOWN ON THE PLAN.

SYMBOLS REPRESENTING SERVICE PIPES, POLLS
AND STREET FURNITURE ARE NOT TO SCALE.

SERVICE LINES SHOWN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT THE WIDTH AND NUMBER OF CABS OR PIES IN THE GROUND.

POSITION OF UNDERGROUND SERVICES PLOTTED FROM
INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES
AND MAY BE APPROXIMATE ONLY.

IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND/OR CONSULTANT TO CONSULT THE RELEVANT AUTHORITARY AND/OR "Dig Before You Dig" (Phone 1100 Fax 1360 662 3777) BEFORE DIGGING ANY TRENCH.

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A	24/02/16	PERMANENT LAYOUTS ABOVE GROUND	
REV.	DATE	DESCRIPTION	

	Rygate & Company Pty Ltd P.W. Rygate & West ABN 81 00 504 837	Suite 604 Level 6, 66 York St Sydney NSW 2000 +61 2 9282 0800 +61 2 9282 0843 sales@rygate.com.au www.rygate.com.au
	SUBSIDIARY, TRADE MARK	

SUBDIVISION STRATA PLANS STRATUM SUBDIVISION LEASE PLANS TOPOGRAPHIC SURVEYS GPS SURVEYS 3D MODELLING RACECOURSE DESIGN PROJECT MANAGEMENT SUN SHADOW DIAGRAMS			
SURVEYOR	DRAWN	CHECKED	APPROVED
A.S.	J.K.	A.S.	A.C.D.



CALUM : AUSTRALIAN LEIGHT CALUM
CONTOUR INTERVAL : N/A
GRID OF POINTS : P.M.290
 : R.L.14.0+3 A.H.D.

THIS FILE IS BEING ARCHIVED FOR THE NATIONAL ARCHIVES OF THE UNITED STATES
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MANOR HOUSE BOUTIQUE HOTEL

DARLINGHURST

SYDNEY

FLOOR PLANS
No.86 FLINDERS STREET

CAT: H₂O → H₂O + NO₂⁻ / 8109.cgii

REPORT No. 76100	Page No. 9	DATE 26/11/2013	SHEET No. 7 OF 7 SHEETS
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LEGEND

42	—	78 NIGOS
13	—	22204
13	—	C-25/NBC

ANNEXURES

149 Certificate

PLANNING CERTIFICATE UNDER SECTION 149 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION, 2000, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

*The following information must be read in conjunction with and subject to all other provisions
of the environmental planning instruments specified in this certificate.*

ZONING

Zone B4 Mixed Use (Sydney Local Environmental Plan 2012)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To ensure uses support the viability of centres.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities;
Educational establishments; Entertainment facilities; Function centres; Hotel or motel
accommodation; Information and education facilities; Medical centres; Passenger transport
facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted
premises; Roads; Seniors housing; Shop top housing; Any other development not specified in
item 2 or 4

4 Prohibited

Extractive industries; Heavy industrial storage establishments; Heavy industries

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012
NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

**PLANNING PROPOSAL: Amendment of the following Local Environmental Plans -
Street Art as exempt development:**

Sydney Local Environmental Plan 2012 (Sydney LEP 2012);

Sydney Local Environmental Plan 2005;

Sydney Local Environmental Plan (Green Square Town Centre) 2013;

Sydney Local Environmental Plan (Green Square Town Centre Stage 2) 2013;

Sydney Local Environmental Plan (Glebe Affordable Housing Project) 2011;

Sydney Local Environmental Plan (Harold Park) 2011;

South Sydney Local Environmental Plan 1998; and

South Sydney Local Environmental Plan No. 114.

The planning proposal seeks to implement an amendment to the LEPs listed above that will
include street art as exempt development if it meets specific criteria.

ANNEXURES LEASE

Form: 07L
 License: 01-05-028
 Licensee: LEAP Legal Software Pty Limited
 Firm name: Case Law

LEASE

New South Wales
 Real Property Act 1900

Leave this space clear. Affix additional
 pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Property leased
 1/72610

(B) LODGED BY

Document
 Collection
 Box

Name, Address or DX, Telephone, and Customer Account Number if any

CODE

Reference:

L

(C) LESSOR

HARLEQUIN PROPERTIES PTY LTD ABN 17 137 924 228

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

HARLEQUIN MANAGEMENT SERVICES PTY LTD ABN 51 137 919 521

(F)

TENANCY:

(G)

1. TERM: 4 years
2. COMMENCING DATE: 1 April 2017
3. TERMINATING DATE: 31 March 2021
4. With an **OPTION TO RENEW** for a period of 4 years set out in Item 3 of the Reference Schedule of Annexure A
5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.
6. Together with and reserving the **RIGHTS** set out in clause N.A. of N.A.
7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.
8. Incorporates the provisions set out in N/A No.
9. The **RENT** is set out in clause No 7 of Annexure A

Created on Jul 7, 2017 1:05:52



DISCLAIMER

The opinions, estimates and information given herein or otherwise in relation hereto are made by the instructing vendor and D'Ettorre in their best judgement, in good faith and as far as possible based on data or sources which are believed to be reliable.

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INSPECTION AND CONTACT DETAILS

Inspections are held by appointment.

86 Flinders Street, Darlinghurst

is offered by way of Private Treaty.

Further information is available by contacting the undersigned.

Dominic D'Ettorre

M: 0411 389 384

T: 02 8354 0896

F: 02 8354 0927

dominic@dettorre.com.au

Samuel Pacitto-Rusconi

M: 0403 062 850

T: 02 8354 0896

F: 02 8354 0927

sam@dettorre.com.au