

# SYDNEY EASTERN SUBURBS LUXURY PROPERTY MARKET REPORT WINTER 2025



# EOFY 24/25 RESULTS

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Highest Priced Residential Sale of the FY24/25

Two Sales in the Top 5 Highest Priced  
Residential Sales

Top 4 Highest Priced Sales on the Eastern Beaches

Highest Priced Residential Sale in Point Piper

Highest Priced Residential Sale in Rose Bay

Highest Priced Residential Sale in Tamarama

Highest Priced Residential Sale in Bronte

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Contact us for a confidential discussion.

Brad Pillinger 0411 545 577 | [brad@pillinger.com](mailto:brad@pillinger.com)

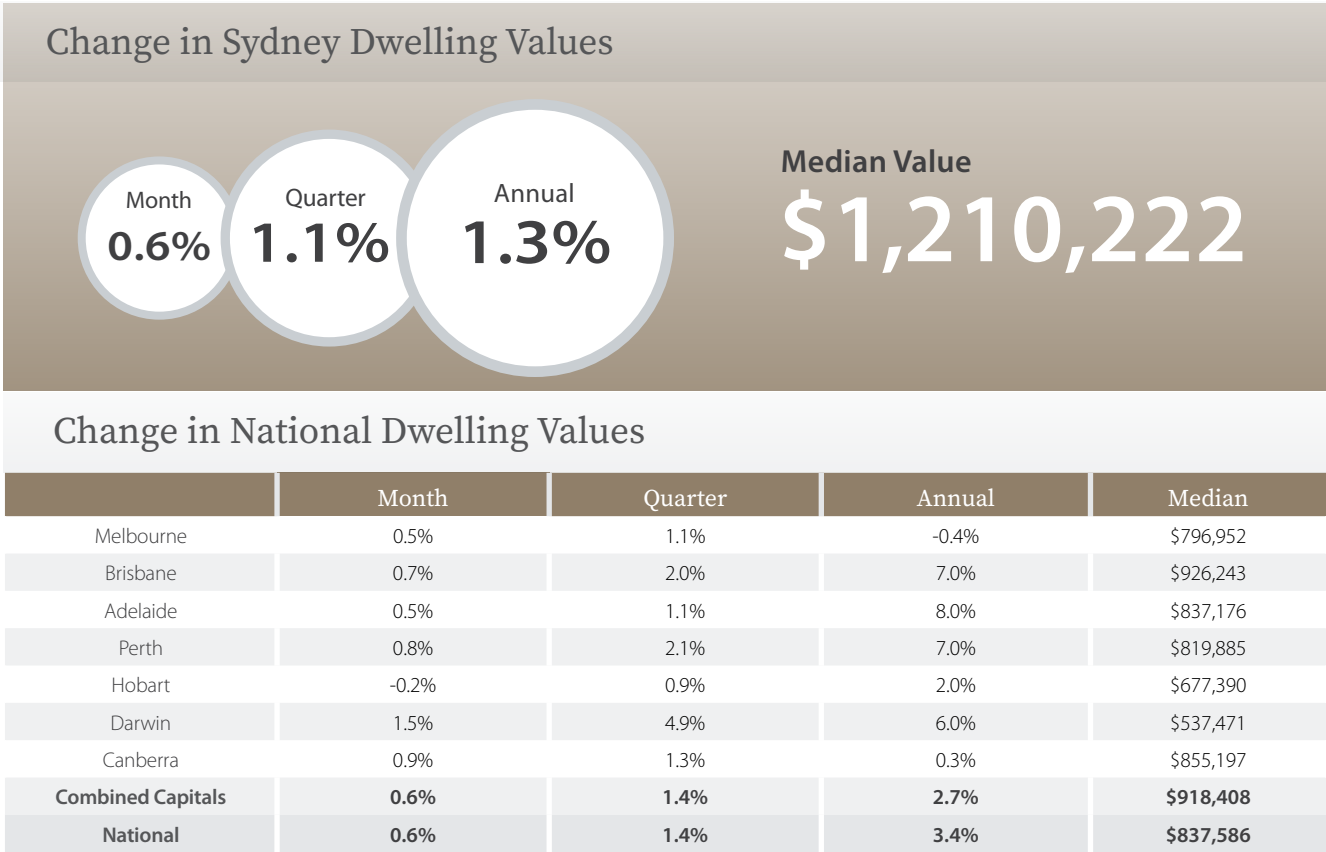
Simon Exleton 0414 549 966 | [simonexleton@pillinger.com](mailto:simonexleton@pillinger.com)

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As the new financial year begins, Sydney's luxury property market remains firmly in motion. The Eastern Suburbs continues to lead the way with strong buyer confidence, record-setting sales, and consistent demand at the prestige

end. This report unpacks the key results from the June quarter, reflects on the 2024–25 financial year, and explores the trends shaping one of Australia's most competitive real estate markets.

# Sydney Market Overview Q2 2025



Cotality Home Value Index 1st July 2025<sup>1</sup>

The Eastern Suburbs prestige market closed out the financial year with a solid performance, marked by consistent buyer demand, significant transactions, and continued interest from both local and international purchasers. Despite broader economic uncertainty, appetite for quality homes in blue-chip postcodes remained strong, particularly among downsizers, long-term holders, and offshore buyers seeking secure investments in tightly held locations.

Sydney dominated the national luxury landscape again this year, accounting for 17 of the top 20 residential sales across the country, a clear indicator of its continued standing as Australia's most desirable high-end market. Among them was the national record-breaking sale of 'Elaine' in Point Piper for \$130 million, sold by Brad Pillinger.

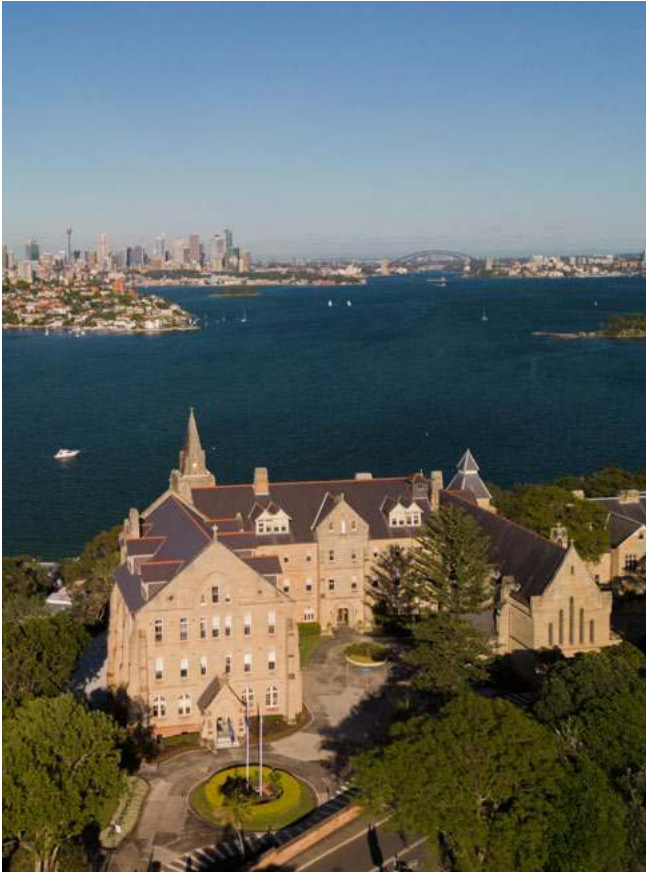
Nationally, the number of home sales priced at \$5 million or more rose to 3,295 in 2024, a 5.2% increase year-on-year, and more than triple the figure recorded five years ago.<sup>2</sup> It marks the second-highest annual result on record, reinforcing the depth of demand for prestige property even in a higher interest rate environment.

In the Eastern Suburbs, top-tier benchmarks were reset across both house and apartment categories, with Bellevue Hill leading the country for \$20 million+ sales. The enduring appeal of the region, thanks to its combination of architecture, coastline, and proximity to the CBD, continues to attract buyers seeking a secure and long-term foothold in the Sydney market.

<sup>1</sup>Source: [https://www.corelogic.com.au/\\_data/assets/pdf\\_file/0028/27676/COTALITY-HVI-July-2025-FINAL-Web.pdf](https://www.corelogic.com.au/_data/assets/pdf_file/0028/27676/COTALITY-HVI-July-2025-FINAL-Web.pdf)

<sup>2</sup>Source: <https://www.westpac.com.au/content/dam/public/wbc/images/personal/services/premium/Prestige-Property-Report-2025.pdf>





## Suburb Spotlight: Vaucluse

Vaucluse has long been one of Sydney's most distinguished waterfront enclaves, with a reputation reinforced by its presence in the national top sales list for FY 2024–25. This year, three Vaucluse properties ranked among the 15 highest residential sales across the country, confirming its standing as one of Australia's premier luxury destinations.

These landmark sales reflect Vaucluse's enduring appeal, where prestige, position, and exclusivity intersect. From sweeping harbour vistas to expansive landholdings, the suburb continues to capture the attention of both local and international buyers.

Brad Pillinger shares his view:

*"What I love about Vaucluse is the combination of architectural variety and those incredible gun-barrel views of the Opera House and Harbour Bridge. It's no surprise we're seeing strong interest in our current listing at 13 Queens Avenue — the calibre of enquiry we're receiving reflects just how tightly held this part of Sydney truly is."*













## Sydney Top Residential Sales FY 24/25















	Price	Property	Suburb
1	<b>\$130,000,000</b>	Elaine	Point Piper
2	<b>c.\$80,000,000</b>	Crown Penthouse	Barangaroo
3	<b>\$56,000,000</b>	38 Vaucluse Road	Vaucluse
4	<b>\$55,000,000</b>	69 Wolseley Road	Point Piper
5	<b>\$55,000,000</b>	12 Dumaresq Road	Rose Bay
6	<b>\$52,000,000</b>	69 Fitzwilliam Road	Vaucluse
7	<b>\$48,500,000</b>	78 Kambala Road	Bellevue Hill
8	<b>\$45,000,000</b>	28 Victoria Road	Bellevue Hill
9	<b>\$45,000,000</b>	45 Kambala Road	Bellevue Hill
10	<b>\$43,500,000</b>	53-55 Cranbrook Rd	Bellevue Hill
11	<b>\$43,000,000</b>	16 March Street	Bellevue Hill
12	<b>\$42,750,000</b>	49 Coolawin Road	Northbridge
13	<b>\$42,000,000</b>	26 Olola Avenue	Vaucluse
14	<b>\$42,000,000</b>	96 Victoria Road	Bellevue Hill
15	<b>\$40,000,000</b>	7 Bradleys Head Rd	Mosman
16	<b>\$38,500,000</b>	1 Rawson Road	Rose Bay

















# Suburb by Suburb Sales Statistics

Quarter 2 2025

Bellevue Hill		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$9,350,000	\$25,500,000	-9%	5 Over \$10M
	Apartments	\$1,610,000	\$9,000,000	+7.3%	4 Over \$5M
Bondi		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$4,000,000	\$10,800,000	+4.6%	1 Over \$10M
	Apartments	\$1,415,000	\$2,475,000	+3.1%	0 Over \$5M
Bondi Beach		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$4,250,000	\$6,400,000	+3.8%	0 Over \$10M
	Apartments	\$1,420,000	\$7,850,000	+0.2%	1 Over \$5M
Bronte		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$6,202,500	\$23,500,000	+18.4%	2 Over \$10M
	Apartments	\$1,700,000	\$3,200,000	+9.5%	0 Over \$5M
Centennial Park		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	Not Available	\$11,000,000	Not Available	1 Over \$10M
	Apartments	\$868,750	\$1,505,000	-9.5%	0 Over \$5M
Clovelly		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$4,655,000	\$9,580,000	+3.3%	0 Over \$10M
	Apartments	\$1,677,500	\$2,250,000	-11.7%	0 Over \$5M

Coogee		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$4,160,000	\$8,400,000	+6.7%	0 Over \$10M
	Apartments	\$1,450,000	\$6,010,000	+1.2%	1 Over \$5M
Darling Point		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	Not Available	\$19,500,000	Not Available	1 Over \$10M
	Apartments	\$2,900,000	\$8,000,000	+17.9%	2 Over \$5M
Dover Heights		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$7,200,000	\$12,000,000	+14.3%	1 Over \$10M
	Apartments	Not Available	\$2,105,000	Not Available	0 Over \$5M
Double Bay		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$6,064,607	\$9,500,000	-10.8%	0 Over \$10M
	Apartments	\$1,900,000	\$10,000,000	+4.5%	2 Over \$5M
Edgecliff		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	Not Available	\$2,800,000	Not Available	0 Over \$10M
	Apartments	\$1,385,000	\$4,750,000	+2.6%	0 Over \$5M
Paddington		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$3,500,000	\$10,200,000	+9.4%	1 Over \$10M
	Apartments	\$920,500	\$3,515,000	+2.1%	0 Over \$5M
Point Piper		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	Not Available	\$23,500,000	Not Available	1 Over \$10M
	Apartments	\$3,413,000	\$1,240,000	+4.2%	0 Over \$5M

Queens Park		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$4,300,000	\$5,410,000	+2.3%	0 Over \$10M
	Apartments	\$1,265,000	\$1,587,000	-4.9%	0 Over \$5M
Randwick		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$3,600,000	\$11,000,000	+8.8%	1 Over \$10M
	Apartments	\$1,200,000	\$3,550,000	+4.8%	0 Over \$5M
Rose Bay		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$5,322,500	\$19,000,000	-11.3%	1 Over \$10M
	Apartments	\$1,600,000	\$6,950,000	+2.2%	8 Over \$5M
Tamarama		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	Not Available	\$4,350,000	Not Available	0 Over \$10M
	Apartments	\$2,260,000	\$2,200,000	-1.7%	0 Over \$5M
Vaucluse		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$7,790,000	\$56,000,000	-12.6%	7 Over \$10M
	Apartments	\$1,457,500	\$8,600,000	-3.2%	1 Over \$5M
Watsons Bay		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$6,150,000	\$15,700,000	-31.3%	1 Over \$10M
	Apartments	Not Available	Not Available	Not Available	0 Over \$5M
Woollahra		Median Price <sup>1</sup>	Top Price <sup>2</sup>	12 Month Growth <sup>1</sup>	Prestige Home Sales <sup>2</sup>
	Houses	\$5,012,500	\$15,500,000	+2.4%	1 Over \$10M
	Apartments	\$1,500,000	\$3,550,000	+7.1%	0 Over \$5M

From July 2024 to June 2025, Bronte emerged as the top performer in Sydney's Eastern Suburbs, recording a notable 18.4% increase in median house prices, followed by Dover Heights at 14.3%. Paddington and Randwick also showed healthy growth of 9.4% and 8.8% respectively, while more modest gains were seen in suburbs like Clovelly (+3.3%) and Queens Park (+2.3%) apartments.

At the other end of the scale, premium areas such as Watsons Bay, Vaucluse, and Rose Bay experienced house price corrections of -31.3%, -12.6%, and -11.3%, respectively. Bellevue Hill, another traditionally high-performing suburb, recorded a median decline of -9% despite having some of the highest value property sales of the financial year.

Despite fewer disclosed sales above \$10 million in Q2,

the top-end house market remains active, supported by continued interest from local and international buyers.

Darling Point led the way for unit price growth in the Eastern Suburbs this financial year, with a strong 17.9% increase in median prices, followed by Bronte at 9.5% and Bellevue Hill at 7.3%. Woollahra also posted a solid 7.1% rise, reflecting ongoing demand for quality apartments in well-located pockets.

Meanwhile, suburbs such as Clovelly (-11.7%), Centennial Park (-9.5%), and Queens Park (-4.9%) recorded price declines for apartments, suggesting localised fluctuations rather than a broader shift in market confidence. Tamarama and Vaucluse also saw minor declines of -1.7% and -3.2% respectively for apartment growth.

## Looking Ahead: What's Next for Prestige Property

Looking ahead, I remain cautiously optimistic about the performance of Sydney's prestige property market. While broader economic conditions may present ongoing challenges, the luxury segment has shown time and again that it operates on different fundamentals that are driven by scarcity, global interest, and lifestyle value.

Over the next 12 months, I expect we'll continue to see strength at the top end of the market, particularly for homes that offer architectural quality, location, and rarity. Buyer enquiry levels remain steady, and with a relatively tight supply of truly exceptional properties, competition is likely to remain strong. I also anticipate that offshore interest will keep playing a role in shaping outcomes,

particularly from buyers who see Sydney not just as a destination, but as a long-term investment.

For those poised to navigate the opportunities in Sydney's luxury property market, informed and experienced guidance remains key. Contact Brad Pillinger for a tailored perspective on market trends and strategic advice for the year ahead.

Regards

**Brad Pillinger 0411 545 577**  
**brad@pillinger.com**



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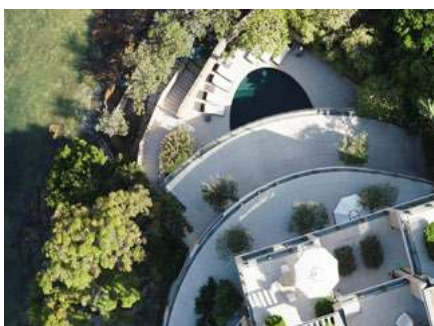
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## WINGADAL POINT PIPER



### 'Wingadal' Australia's most iconic residence

One of the world's most significant homes, 'Wingadal' in Sydney's exclusive Point Piper is offered for sale.

'Wingadal' is the largest waterfront estate off Australia's premier residential address, Wolseley Road, encompassing 2676 sqm of land and 98-metres of harbour frontage with front row views of the Sydney Opera House and the Harbour Bridge.

Eight years in design and construction under the direction of renowned architect Alec Tzannes, 'Wingadal' is an unrivalled offering in terms of position, privacy, scale and amenity.

### FOR SALE

Expressions of Interest

### INSPECT

By appointment

### CONTACT

Brad Pillinger 0411 545 577

[brad@pillinger.com](mailto:brad@pillinger.com)

[pillinger.com](http://pillinger.com)





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**POINT PIPER** 3A Buckhurst Avenue  
World-class Seven Shillings beachfront entertainer



A unique privilege reserved for a fortunate few, this remarkable residence lays claim to a breathtaking waterfront location with a 20m frontage to Seven Shillings Beach. Delivering luxurious harbour living at its contemporary best, its ingenious design allows the uninterrupted panorama of Sydney Harbour to be the star performer, with the Harbour Bridge and city skyline taking centre stage from almost every vantage point. Designed by Jamisa Architects and constructed to meticulous standards, the residence exudes a minimalist aesthetic, characterised by clean, open spaces and sleek finishes, with walls of glass stacker doors folding away to create a seamless interaction between the indoors and out. Graced with all the modern luxuries you would expect of a property of this calibre, from lift access to state-of-the-art security, this is a trophy home that comes along rarely. Take a stroll down the beach to Redleaf Pool and Café or take a leisurely walk into Double Bay and enjoy its cosmopolitan dining scene and exclusive boutiques.

4 BED | 5.5 BATH | 3 CAR

**FOR SALE**

Expressions of Interest

**INSPECT**

By appointment

**CONTACT**

Brad Pillinger 0411 545 577

brad@pillinger.com

[pillinger.com](http://pillinger.com)



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**VAUCLUSE** 13 Queens Avenue  
Exclusive Harbourside Sanctuary with 30m Frontage & Iconic Sydney Views



The pinnacle of exclusivity, this sleek, contemporary home captures uninterrupted, panoramic views of Sydney. Positioned at the end of an exclusive harbourside cul-de-sac, it boasts approx. 30 metres of elevated frontage, elegantly bordered by sandstone, water, and air, evoking a striking connection between industrial-style design and natural elements.

With DA approved plans designed by Brian Meyerson MHNDU for impeccably designed expanded living, dining, and master suite, this is a rare opportunity in one of Sydney's most sought-after addresses.

5 BED | 4 BATH | 4 CAR | POOL

**FOR SALE**

Expressions of Interest

**INSPECT**

As advertised or by appointment

**CONTACT**

Brad Pillinger 0411 545 577  
brad@pillinger.com

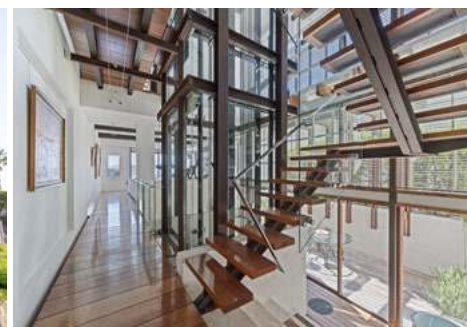
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**DARLING POINT** 54 Mona Road  
'Airam' Architectural masterpiece with iconic harbour views



Behind the original façade of this gracious 1890s residence lies a dramatic contemporary multi-level sanctuary designed by acclaimed architect Dennis Rabinowitz. Graced with every conceivable luxury, this bespoke haven of light and space allows breathtaking views to take centre stage, gazing across Rushcutters Bay to the Harbour Bridge, Opera House and city skyline.

Spanning 625sqm internally with an additional 150sqm of external alfresco space, its versatile floorplan encompasses a variety of accommodation options, multi-purpose living spaces and a glass edge pool where you can relax and soak up the vista. A self-contained level creates a private escape for guests or extended family, with a lift for easy access. Finishes of warm timber and recycled accents are juxtaposed with modern angles and walls of glass to harness the outlook and light. Enjoying dual street entrances, this architectural work of art is unique in every way and entirely irreplaceable, placing it among Darling Point's most distinguished homes.

**5 BED + STUDY | 5 BATH | 4 CAR**

**FOR SALE**

Expressions of Interest

**INSPECT**

As advertised or by appointment

**CONTACT**

Brad Pillinger 0411 545 577

brad@pillinger.com

[pillinger.com](http://pillinger.com)





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**BRONTE** 499 Bronte Road  
Unique 47m Bronte Beach Frontage



Snug in the landscape, this sun-filled beach house by Corben Architects has been designed to integrate with the natural environment and sculpted to afford unobstructed north-easterly views from almost every room. One of the closest freestanding homes to the sand, yet remarkably private, the streamlined home's linear footprint and wraparound terrace maximise the connection with the vista, with walls of glass and a cantilevered balcony on the northern wing.

A robust palette of sandstone, steel, and timber is informed by its coastal setting, while interiors capture the essence of barefoot beachside luxury with multiple living spaces, a heated saltwater pool, and dual street frontage with rare triple parking and a double garage accessed via Pacific Street. The five-bedroom home features a master retreat with a private native garden, a lower-level children's wing, and an alfresco entertainer's pavilion with an outdoor bar overlooking the sparkling infinity-edge pool.

5 BED | 4 BATH | 3 CAR | POOL

**FOR SALE**

Expressions of Interest

**INSPECT**

As advertised or by appointment

**CONTACT**

Simon Exleton 0414 549 966  
simonexleton@pillinger.com

[pillinger.com](http://pillinger.com)





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**WOOLWICH 26 Gale Street**  
Peerless absolute waterfront estate with private jetty



Unquestionably the Woolwich peninsula's finest property, this magnificent estate lays claim to a secluded 1,815sqm north-facing landholding capturing uninterrupted views across the Lane Cove River. Spanning three expansive levels with a multitude of accommodation, entertaining and alfresco options, it's the ultimate family home for those desiring peace, privacy and exclusivity. A full level is devoted to recreation, including a bar area, media room and sauna.

Inspired by the grand homes of Europe, its gardens cascade down to a waterfront lawn and sandy beach, with a gazebo framing a pool from which you can soak up the vista. A private jetty and pontoon are the definitive indulgence for keen boaties. The home is graced with all of the modern luxuries you would expect from a property of this stature, including stone and marble accents, climate control, a gym and parking for six vehicles.

5 BED | 6 BATH | 6 CAR | POOL

**FOR SALE**

Expressions of Interest

**INSPECT**

By appointment

**CONTACT**

Brad Pillinger 0411 545 577  
brad@pillinger.com

[pillinger.com](http://pillinger.com)





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**WOOLLAHRA** 8 Rosemont Avenue  
Grand character residence with garden sanctuary and pool



Secluded in an exclusive tree-lined enclave in Woollahra's prestigious consular belt, this stately family residence is one of Woollahra's finest homes. Nestled on a large sunny level block, it's framed by Paul Bangay designed gardens and alfresco entertaining areas complete with a pool, giving it a sense of sanctuary. Spanning two vast levels, the residence is graced with an abundance of both accommodation and entertaining space, housing large families in absolute privacy.

Beautifully appointed with a fusion of classic and contemporary detailing, it's blessed with a host of prestige details such as a lift, sauna and abundant off-street parking, making it both timelessly elegant and incredibly comfortable. Enjoy the charming eateries, antique stores and boutiques of Queen Street village just moments from your door, with Centennial Park, the retail hub of Bondi Junction and cosmopolitan Double Bay all within minutes of this world-class home.

6 BED | 4 BATH | 2 CAR | POOL

**FOR SALE**

Expressions of Interest

**INSPECT**

By appointment

**CONTACT**

Brad Pillinger 0411 545 577

brad@pillinger.com

[pillinger.com](http://pillinger.com)





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**BONDI BEACH 5 & 6/70 Campbell Parade**  
**'EMPIRE' The ultimate Bondi Beach Lifestyle**



Laying claim to the ultimate beachfront address, this luxurious sub-penthouse is set against a backdrop of panoramic north-easterly views taking in the entire golden arc of Bondi Beach. Spanning an impressive 200sqm, the sun-drenched sanctuary is the amalgamation of two generous apartments, enhanced by an 18m windowed frontage overlooking Bondi.

Details such as warm natural timbers, marble accents and bespoke joinery exude an air of coastal sophistication, coupled with unique features such as Italian Iguzzini lighting, a recessed art hanging system and day beds built into the bay windows. Enjoy front row seats to everything that cosmopolitan Bondi has to offer, from morning swims and scenic coastal walks to upmarket shopping and a thriving culinary scene.

**4 BED | 2 BATH | 1 CAR**

**FOR SALE**

Expressions of Interest

**INSPECT**

By appointment

**CONTACT**

Simon Exleton 0414 549 966  
simonexleton@pillinger.com

[pillinger.com](http://pillinger.com)





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**BELLEVUE HILL 9/32 Benelong Crescent**  
Boutique Art Deco Excellence with Contemporary Upgrades



A unique dual-level layout, beautifully revived Art Deco details, and a brand-new renovated marble kitchen and bathroom combine in this boutique top-floor apartment to create a refined and welcoming home.

Positioned in the tightly held Tara building, the apartment enjoys sun-drenched northerly light, tranquil valley vistas, and harbour glimpses from both the covered balcony and lofty attic retreat.

Nestled between Rose Bay and Bondi Beach, this stylish sanctuary is moments from Bellevue Hill Village, Cooper Park, and vibrant eastern beaches.

**3 BED | 1 BATH**

**FOR SALE**

Expressions of Interest

**INSPECT**

As advertised or by appointment

**CONTACT**

Brad Pillinger 0411 545 577  
brad@pillinger.com

[pillinger.com](http://pillinger.com)



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**POINT PIPER** 14/31-33 Wolseley Road  
Designer Renovation in Prime Point Piper Address



Positioned on the third floor of the boutique “Templeton” Art Deco building, this beautifully renovated apartment offers a perfect blend of timeless charm and contemporary style. Recently transformed with a high-end, turn-key renovation, the property is ready to move straight into with nothing more to do.

Every element has been thoughtfully considered – from the open-plan living and dining layout, to the quality finishes and fixtures throughout. The home’s three bedrooms are positioned to the rear of the apartment, offering leafy garden outlooks and a quiet retreat from the living zones. This intelligent floorplan maximises privacy and comfort while enhancing natural light and flow.

**3 BED | 2 BATH**

**FOR SALE**

Expressions of Interest

**INSPECT**

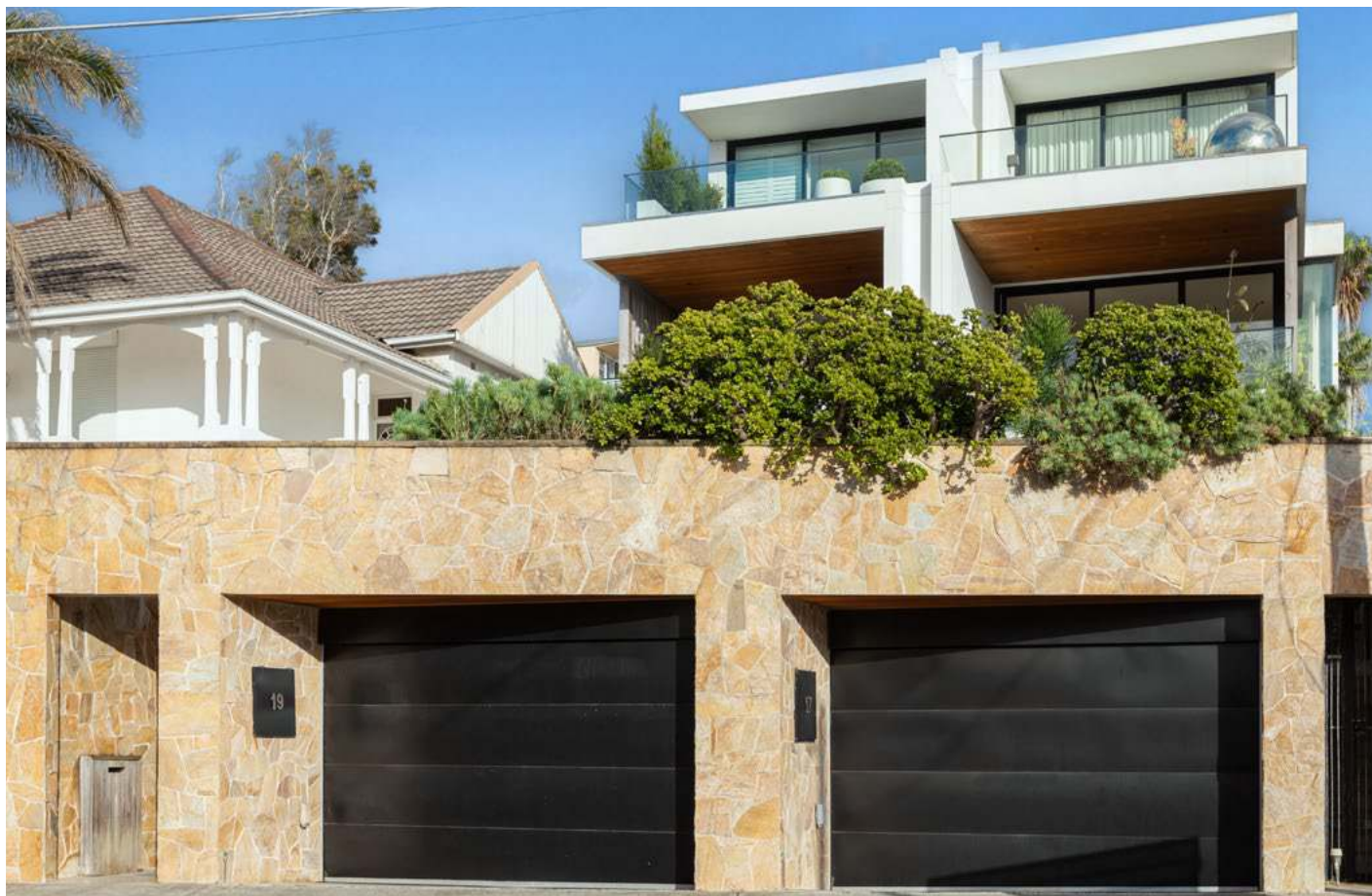
As advertised or by appointment

**CONTACT**

Nash Singh 0434 239 233  
nash@pillinger.com

[pillinger.com](http://pillinger.com)





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**BONDI 19 Sandridge Street**  
Striking four-level ocean-view luxury residence with pool and lift



**SOLD**

PRICE UNDISCLOSED

**SOLD BY**

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simonexleton@pillinger.com



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**TAMARAMA 72/20 Illawong Street**  
Highly desirable Sub-Penthouse



**SOLD**

PRICE UNDISCLOSED

**SOLD BY**

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**Brad Pillinger 0411 545 577 | [brad@pillinger.com](mailto:brad@pillinger.com)**

**Simon Exleton 0414 549 966 | [simonexleton@pillinger.com](mailto:simonexleton@pillinger.com)**

**Nash Singh 0434 239 233 | [nash@pillinger.com](mailto:nash@pillinger.com)**

**Victoria Llewellyn-Smith 0417 224 238 | [victoria@pillinger.com](mailto:victoria@pillinger.com)**

[pillinger.com](http://pillinger.com)

