

06 | **Open house**

focus on

LITTLE BAY

Secluded beach beauty

BEN PIKE



writer,
open house

SURROUNDED by four picturesque golf courses and the Tasman Sea, Little Bay is the one of the best kept secrets of the eastern suburbs.

Boasting the last major sandy beach before Botany Bay, the tiny suburb had only 20 houses and 18 units sell in the last year — but that only tells half the story.

The median price for units in the suburb have increased an impressive 33.8 per cent in the past year, out-performing every other suburb in Randwick, Waverley and Woollahra council areas.

Little Bay was once dominated by Prince Henry Hospital and UNSW sporting fields, but two major master-planned developments have fired the cylinders under this real estate pocket-rocket.

The almost completely built, but still not fully sold Prince Henry development has added about 700 dwellings to the area, complete with a retirement living quarter, courtyard terraces and units.

Construction also began earlier this month on Little Bay Cove, a similar 13.6ha master-planned community worth \$600 million.



Hidden gem: The sheltered beach at Little Bay
Pictures: Katrina Tepper

People love the area for the green open spaces . . . In the past seven years the value of land has almost doubled

NG Farah Real Estate sales executive Peter Goulding says the Randwick Council suburb is one of the last remaining parcels of land in Sydney that is both coastal and relatively affordable.

“People love the area for the green open spaces, access to the CBD, proximity to the airport and shopping centres, as well as the nearby beach,” he says. “In the past seven years the value of land in the area has almost doubled.

“Apart from Prince Henry and Little Bay Cove, there’s a whole suburb of family homes which have been built over the past 20-30 years.”

Veterans of the area will remember the Malabar sewage treatment plant’s rancid smell and pollution of the beach, but that is long gone.

Long Bay jail, however, still looms large in nearby Malabar. The area is close to the

University of NSW, Prince of Wales Hospital and Westfield Eastgardens. It is also seven minutes to Maroubra Beach and 10 minutes to Coogee (on a good day). There’s no railway station but transport for those without a car is the L94 bus service from Sydney Buses which gets to the CBD in about 30 minutes.