

# The Benson

By Fortis



**“To live is the  
rarest thing  
in the world.  
Most people  
just exist.”**

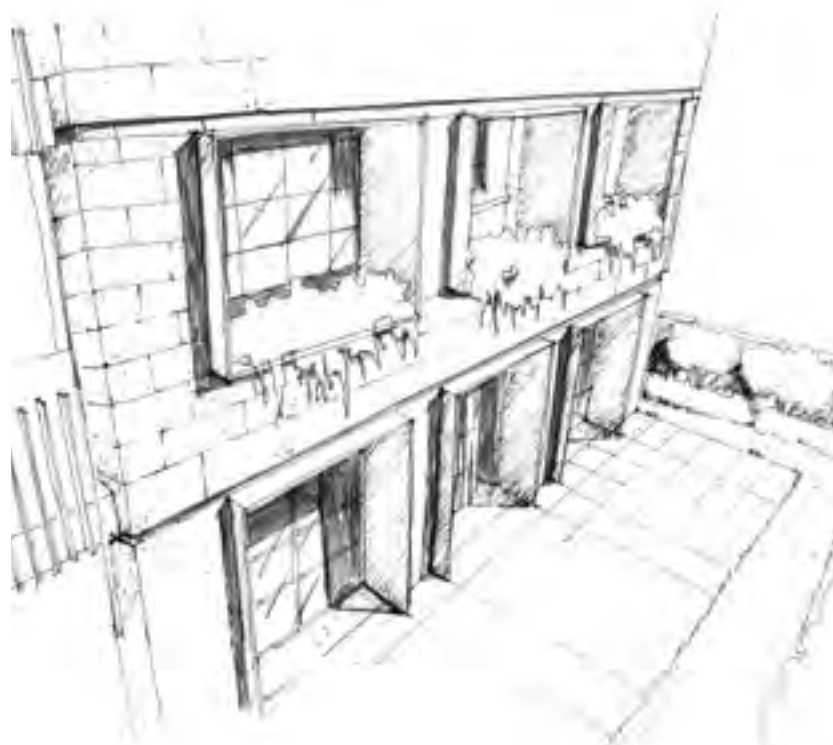
OSCAR WILDE

# Aspire to the ultimate Rose Bay lifestyle at The Benson.

Experience an unparalleled expression of architectural sophistication and refined elegance in one of Sydney's most desirable suburbs. Nine spacious 2- and 3-bedroom residences, envisioned by award-winning MHNDUnion and Hecker Guthrie, celebrate space and design integrity for elite harbourside living. An enviable Newcastle Street address ensures all the spoils of the Rose Bay village with its idyllic natural surrounds just moments away. Superbly curated interiors deliver an incomparable composition of sumptuous style and timeless beauty.

The Benson affords residents the grandeur of Rose Bay living.

Savour your life at The Benson.



01

- 01 Exterior facade sketch by MHNDUnion
- 02 Shark Beach, Vaucluse Bay



02





Exterior / 33 Newcastle Street, Rose Bay





01

**MHNDUnion showcases restrained European style in a tri-level stately design that references the Eastern Suburb's grand homes.**

**01** Michael Hay and Brian Meyerson, MHNDUnion

**02** Rear exterior facade sketch, MHNDUnion

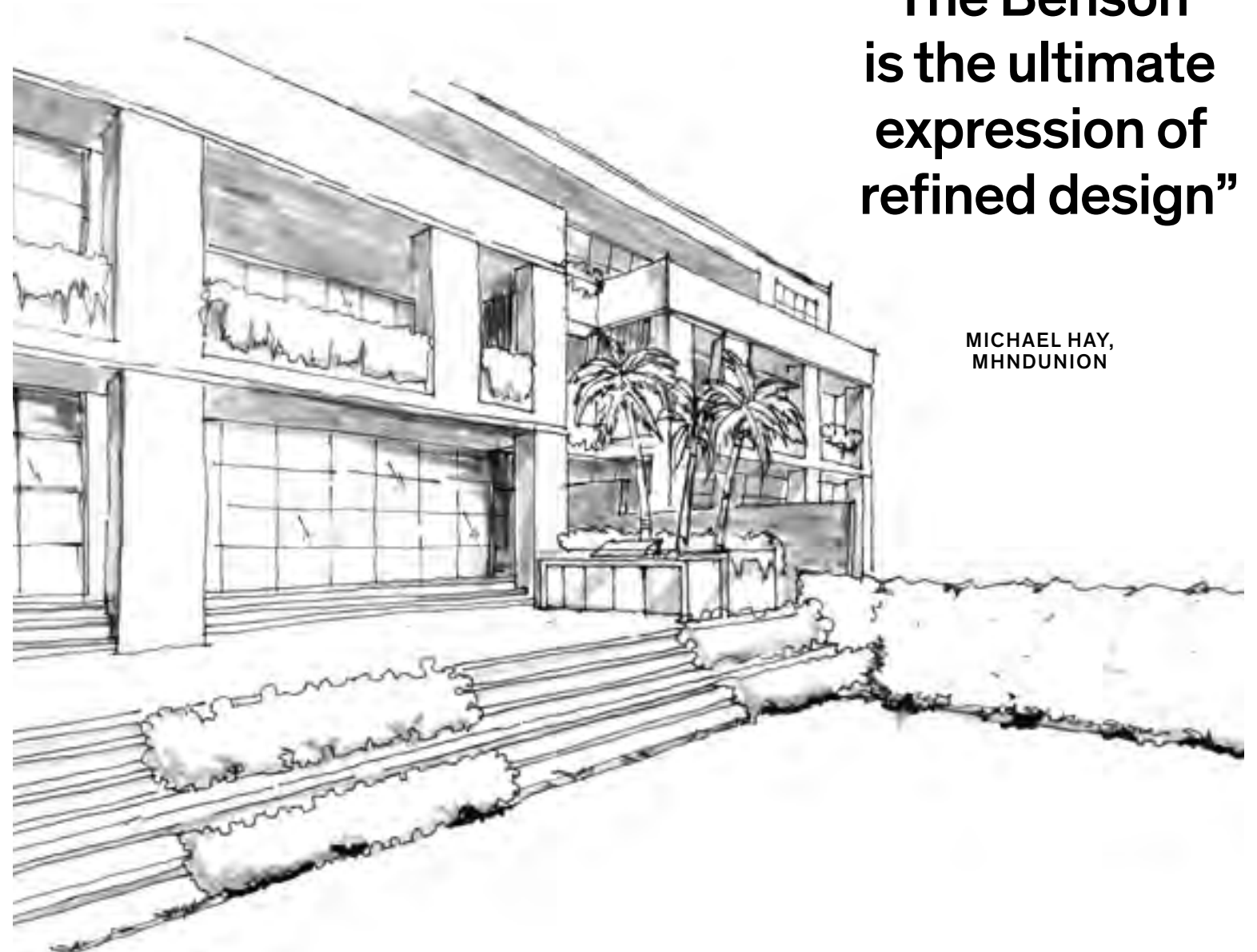
MHNDUnion showcases restrained European style in a tri-level stately design that references the Eastern Suburb's grand homes. Pale cladding to all the facades juxtaposes with dark, fine-grain detailing to windows and recessive elements for statuesque aesthetic. Lush greenery cascades from black window boxes, while extensive manicured gardens and outdoor areas to the front and rear create verdant sanctuaries. A basement car park completes the offering of unrivalled distinction.

Hecker Guthrie's endearing contemporary design vocabulary is captured in high quality interiors of especial style that unites every level of The Benson. Achieving perfect synergy with the exterior, the lobby, apartments and outdoor spaces evoke a palpable sense of warmth and understated elegance.

Expansive open-plan living spaces seamlessly transition to outdoor terraces and balconies for effortless outdoor connection. Subdued and warm, with oak flooring and complimentary finishes throughout, the spacious interiors boast the highest-quality fixtures in a statement of enduring design opulence.

**“The Benson is the ultimate expression of refined design”**

**MICHAEL HAY,  
MHNDUNION**



02





Rear Entrance





Garden Terrace





Living Room



### **Effortless Flow for Relaxed Living**

Relax in an oasis of style as pale oak flooring and joinery create a sophisticated pared-back aesthetic. Some residences enjoy the addition of a dedicated study with integrated joinery.



### **A Sensational Arrival**

Upon arrival, one is captivated by the tactile grandeur and calm ambience of the lobby. Dramatic stone and bronze plinths rise out of the floor to present apartment letterboxes. Timber doors and bespoke lighting create a warm welcome to each apartment.

**Texture and light dance in capacious living and dining areas that seamlessly connect to terraces on the ground level and botanically screened terraces on upper levels for complete inside out living.**





### Masterful Craftsmanship in Kitchens of Distinction

Hecker Guthrie's impeccable attention to detail is on show in the kitchen area. A stunning ensemble of stone benchtops and splashback with custom joinery features in this tribute to elegant functionality. Discerning chefs will appreciate Miele appliances and abundant storage. A large island bench, illuminated by a minimalist suspension lamp, takes centre stage.







### **Retreat to Ambient Havens**

Awake to sun-lit garden views in spacious bedrooms that exude comfort and serenity. Sink your feet into light-coloured wool carpets and appreciate the bespoke detail of custom joinery. Full-height wardrobes will house the most extensive clothing collection with retail precision. Timber flooring to a third bedroom inspires conversion to a library or office space in select apartments.









**Custom joinery and  
bespoke lighting creates  
the perfect backdrop for  
the double vanities in the  
master ensuite.**

#### **Classic Settings for Everyday Pampering**

Pamper yourself in sumptuous bathrooms with exquisite tactility. Custom joinery and bespoke lighting creates the perfect backdrop for the double vanities in the master ensuite. Inlaid stone benchtops and splashbacks harmonise with handcrafted basins, resplendent with bronze fixtures.



### **The Ultimate Rose Bay Lifestyle.**

Perfectly positioned on Newcastle Street, The Benson is your address for all time. Achieve the next echelon of Rose Bay living with local retail, dining, recreation and beachside offerings in a village atmosphere that oozes cultural sophistication and elegance.

Savour an early morning stroll down to the secluded turquoise waters of Rose Bay Beach and linger awhile at the marina, taking in the passing procession of yachts and seaplanes.

Meet up with friends for breakfast on the rooftop at the Sugar and Spoon Café in Lyne Park.



**Achieve the  
next echelon of  
Rose Bay living  
with local retail,  
dining, recreation  
and beachside  
offerings.**





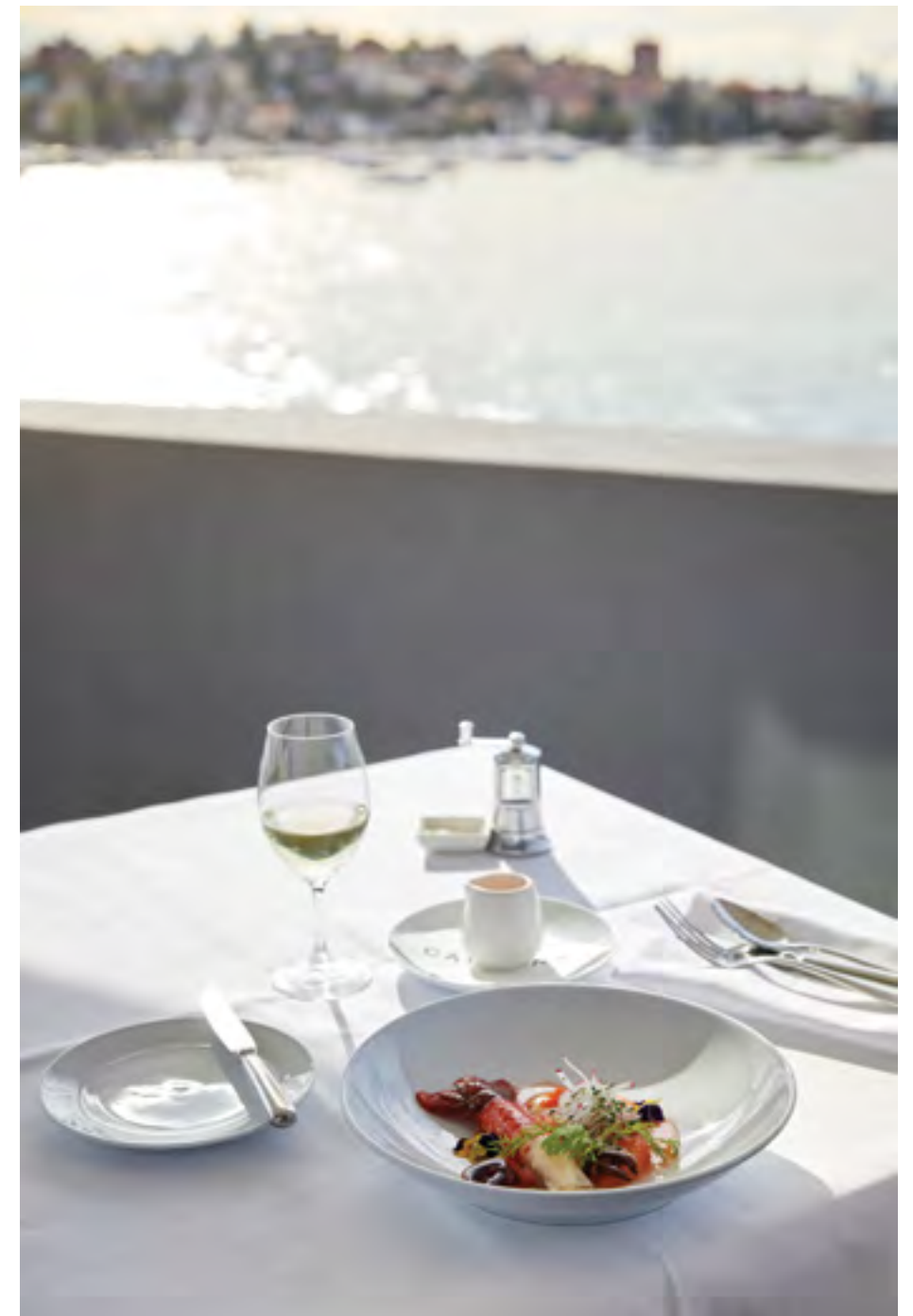


**Elegant, Relaxed, Exclusive.**

Indulge your love of sailing with a membership at Woollahra Sailing Club or join the Royal Sydney Golf Club, just a 2-minute walk away. Work out at the Barre Studio and treat yourself with a range of beauty treatments from Skin and Tonic.

Take in breathtaking harbour views any time of day or night as you savour delectable dining experiences at the iconic Catalina Restaurant on the waterfront.

Lovers of art and fashion will be captivated with the showcase of designer brands at For Artists Only and the diverse range of artworks at nearby Art2Muse Gallery.







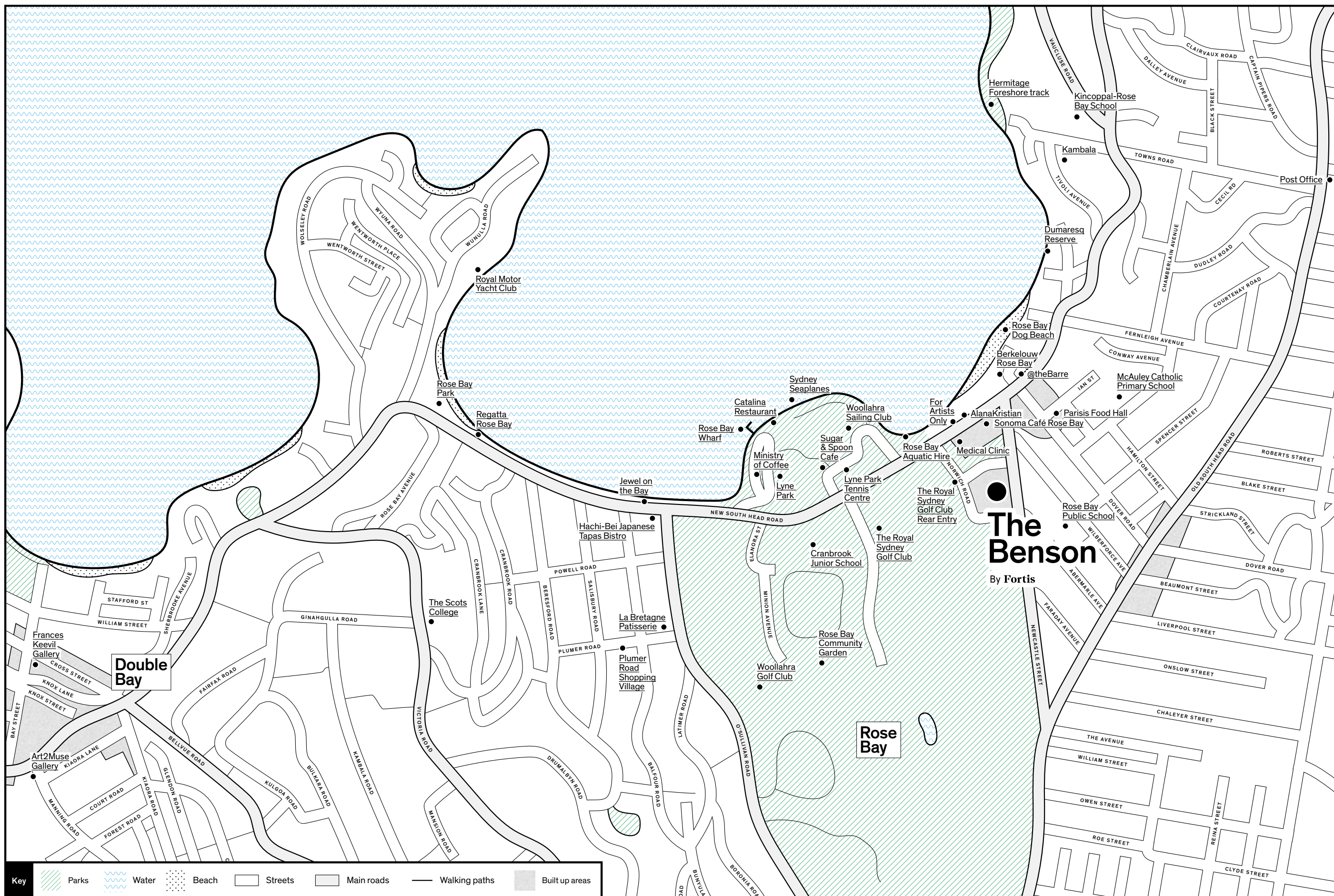
**Cruise the harbour and access the city or Watsons Bay from the Rose Bay Ferry Wharf or take one of the bus routes that traverse nearby suburbs.**









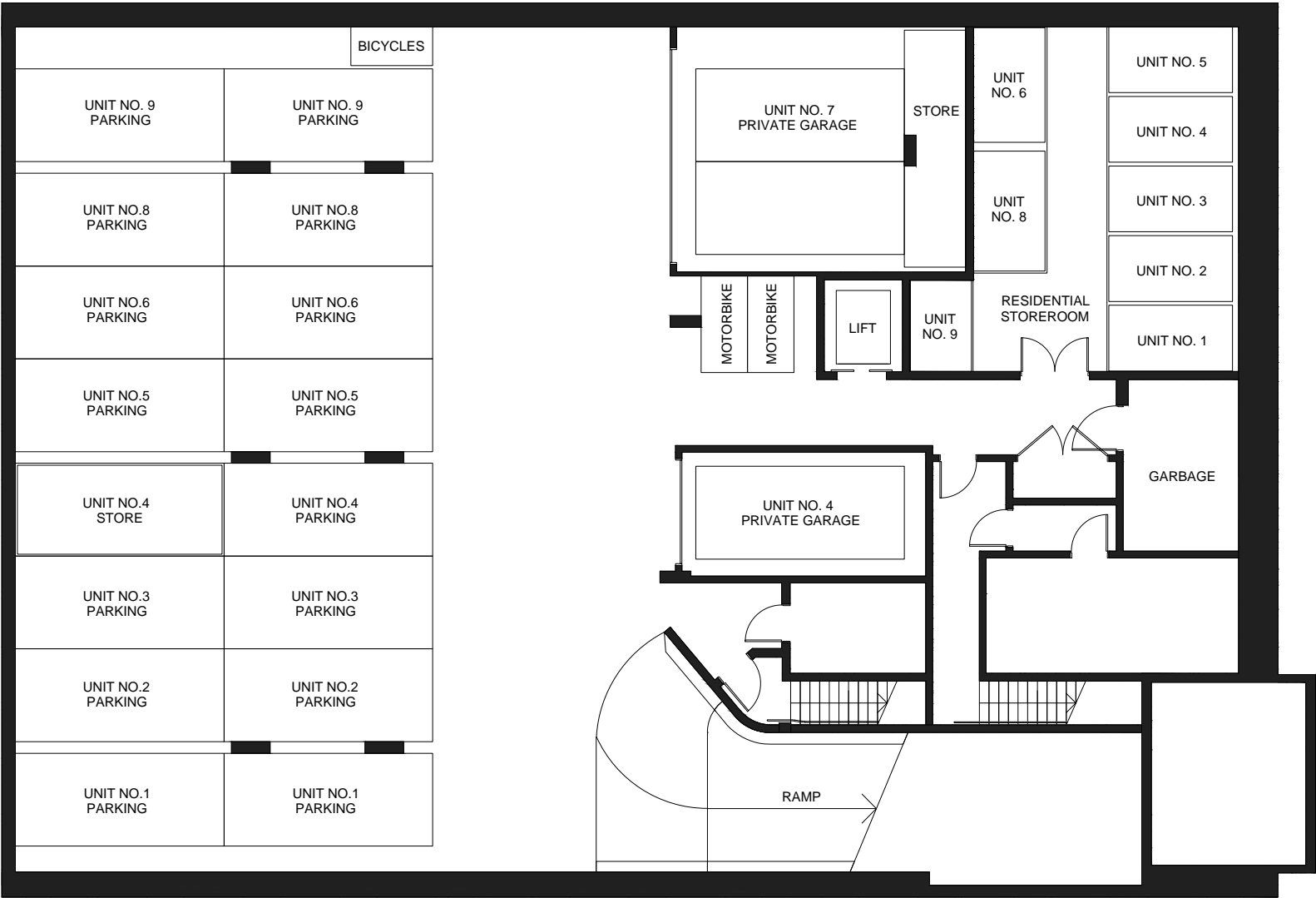




# The Benson

By Fortis

# Basement Plan

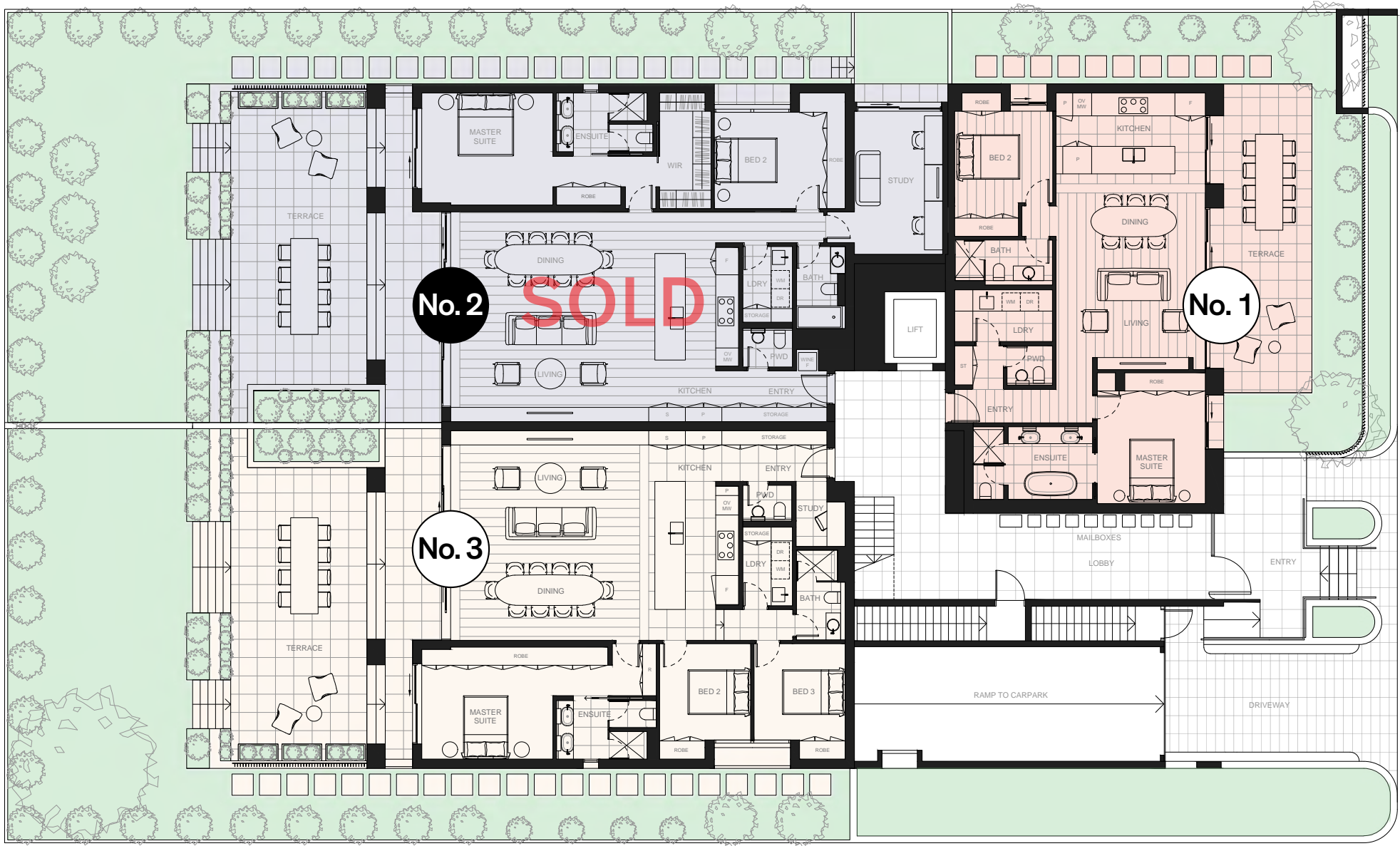




# The Benson

By Fortis

# Ground Floor

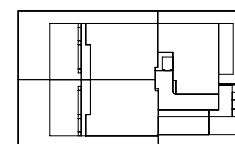


**The Benson**  
By Fortis



0m 1m 2m 3m 4m

Ground Floor



Newcastle Street

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33 Newcastle St, Rose Bay

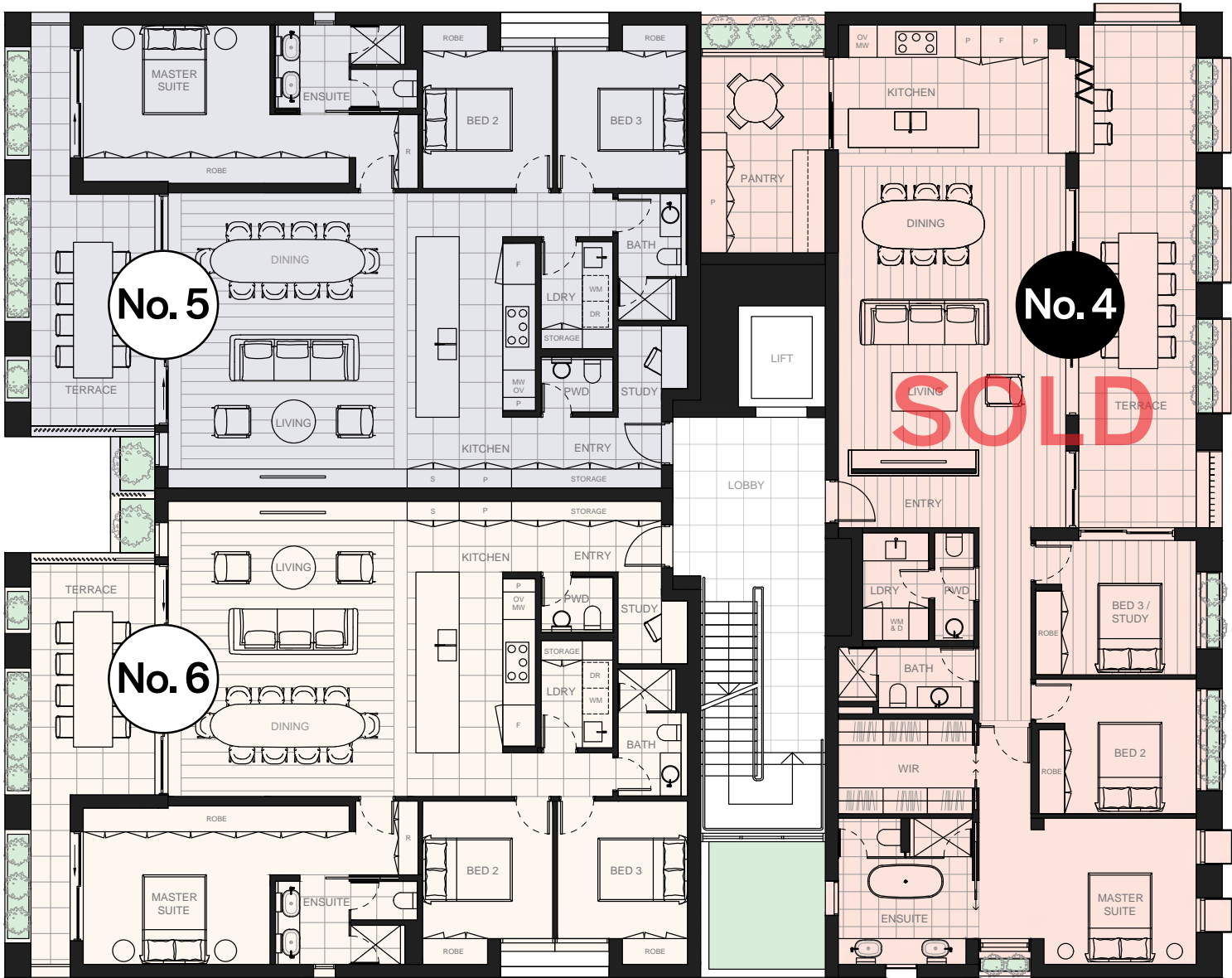
[thebenson.com.au](http://thebenson.com.au)



# The Benson

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# First Floor

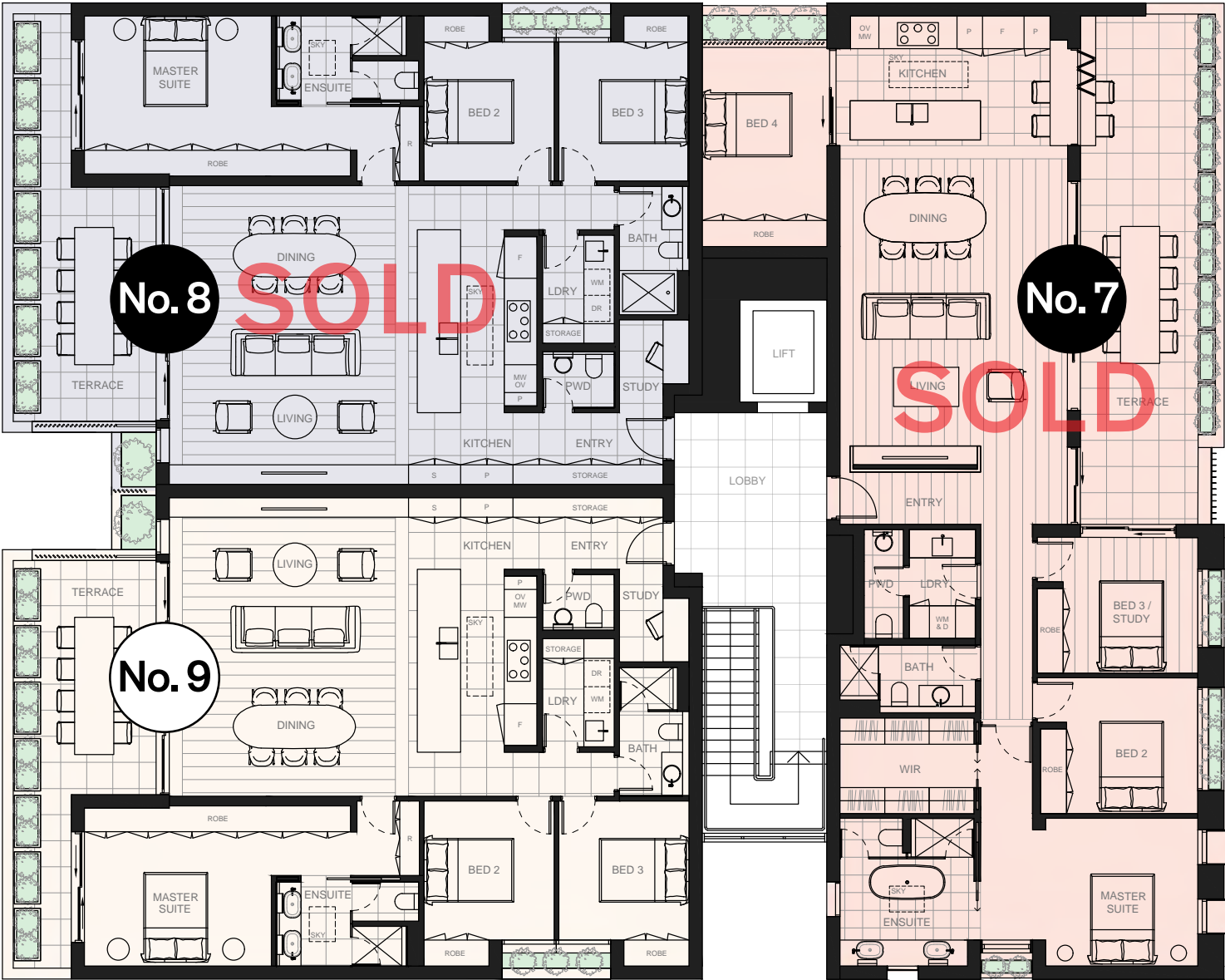




# The Benson

By Fortis

# Second Floor





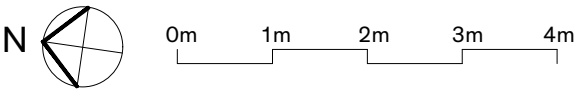
# Floor Plans



# The Benson

By Fortis

# Residence No.1



## The Benson

By Fortis

**2**  
Bedrooms

**2.5**  
Bathrooms

**2**  
Carparks

Residence Area	109m <sup>2</sup>
Terrace Area	86m <sup>2</sup>
Storage Area	5m <sup>2</sup>
Car Parking Area	27m <sup>2</sup>
<b>Total Area</b>	<b>227m<sup>2</sup></b>



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33 Newcastle St, Rose Bay

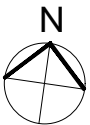
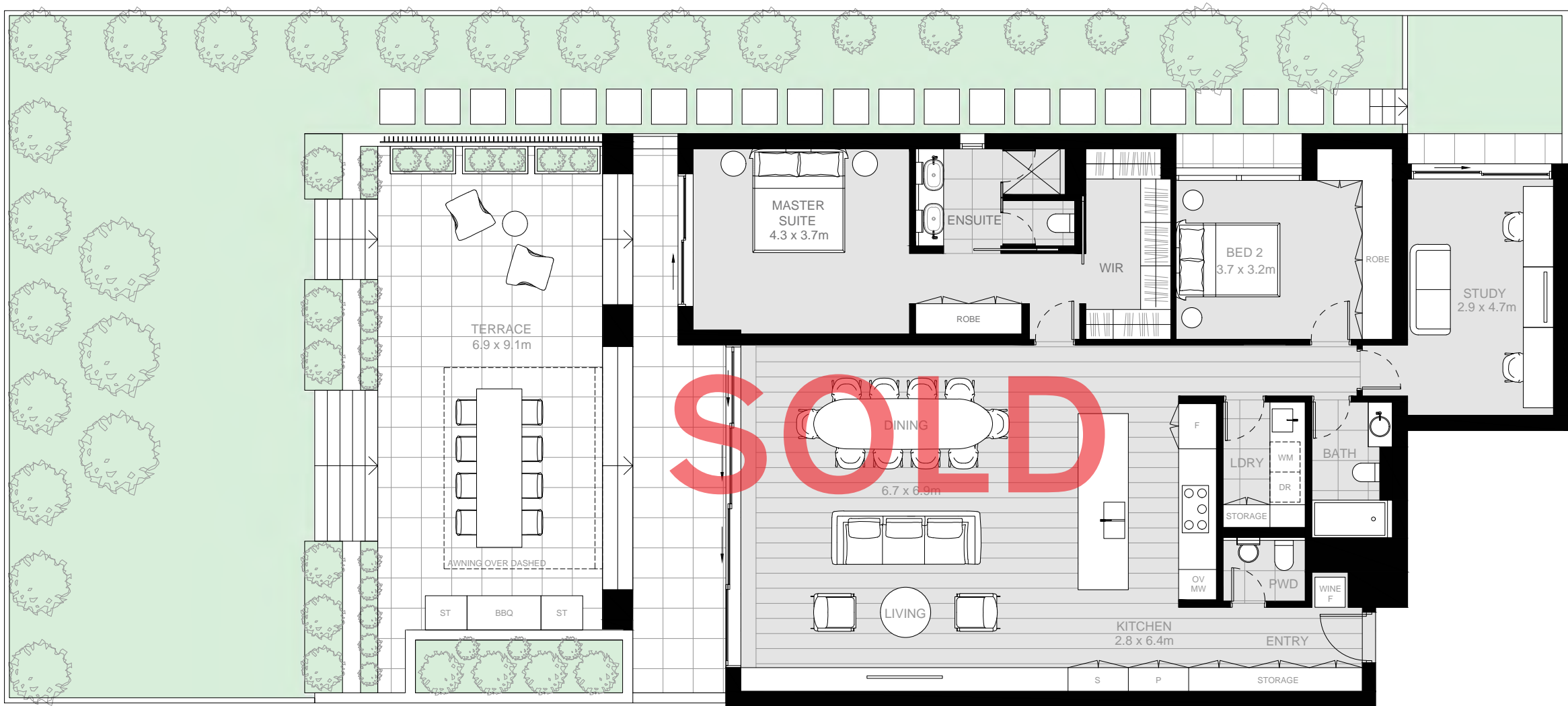
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# The Benson

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# Residence No.2



0m 1m 2m 3m 4m

## The Benson

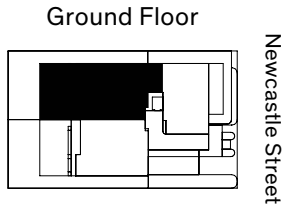
By Fortis

3  
Bedrooms

2.5  
Bathrooms

2  
Carparks

Residence Area 153m<sup>2</sup>  
Terrace Area 217m<sup>2</sup>  
Storage Area 5m<sup>2</sup>  
Car Parking Area 27m<sup>2</sup>  
**Total Area 402m<sup>2</sup>**



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33 Newcastle St, Rose Bay

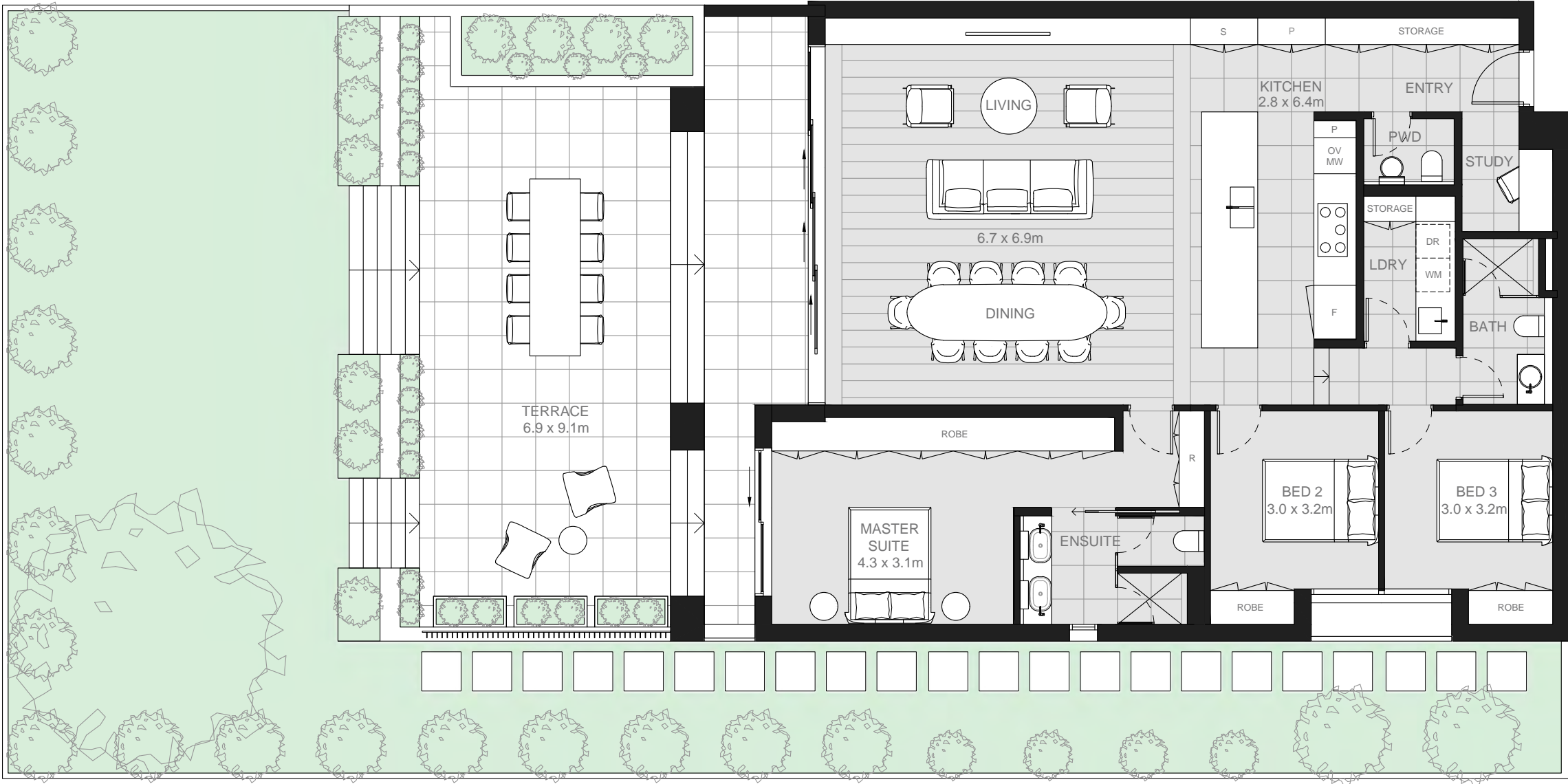
[thebenson.com.au](http://thebenson.com.au)



# The Benson

By Fortis

# Residence No.3



0m 1m 2m 3m 4m

**The Benson**  
By Fortis

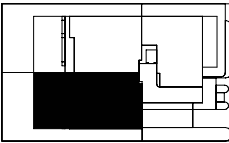
**3**  
Bedrooms

**2.5**  
Bathrooms

**2**  
Carparks

Residence Area 138m<sup>2</sup>  
Terrace Area 209m<sup>2</sup>  
Storage Area 5m<sup>2</sup>  
Car Parking Area 26m<sup>2</sup>  
**Total Area 378m<sup>2</sup>**

Ground Floor



Newcastle Street

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33 Newcastle St, Rose Bay

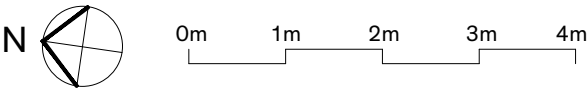
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# The Benson

By Fortis

# Residence No.4



**The Benson**  
By Fortis

**3**  
Bedrooms

**2.5**  
Bathrooms

**2**  
Carparks

Residence Area 140m<sup>2</sup>  
Terrace Area 51m<sup>2</sup>  
Storage Area 19m<sup>2</sup>  
Car Parking Area 31m<sup>2</sup>  
**Total Area 241m<sup>2</sup>**



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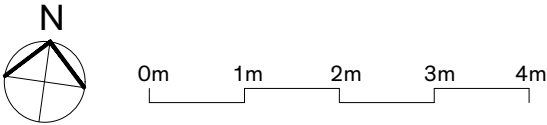
**33 Newcastle St, Rose Bay** [thebenson.com.au](http://thebenson.com.au)



# The Benson

By Fortis

# Residence No.5



## The Benson

By Fortis

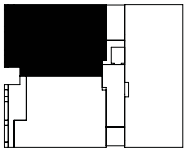
**3**  
Bedrooms

**2.5**  
Bathrooms

**2**  
Carparks

Residence Area 131m<sup>2</sup>  
Terrace Area 25m<sup>2</sup>  
Storage Area 5m<sup>2</sup>  
Car Parking Area 27m<sup>2</sup>  
**Total Area 188m<sup>2</sup>**

First Floor



Newcastle Street

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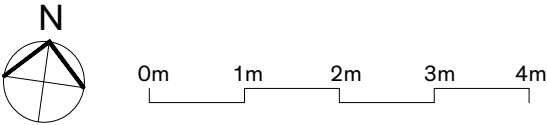
**33 Newcastle St, Rose Bay** [thebenson.com.au](http://thebenson.com.au)



# The Benson

By Fortis

# Residence No.6



## The Benson

By Fortis

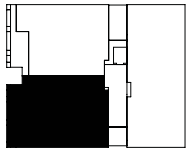
**3**  
Bedrooms

**2.5**  
Bathrooms

**2**  
Carparks

Residence Area 132m<sup>2</sup>  
Terrace Area 25m<sup>2</sup>  
Storage Area 4m<sup>2</sup>  
Car Parking Area 26m<sup>2</sup>  
**Total Area 187m<sup>2</sup>**

First Floor



Newcastle Street

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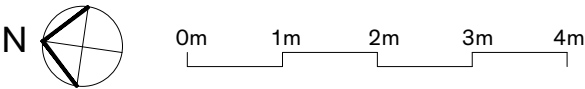
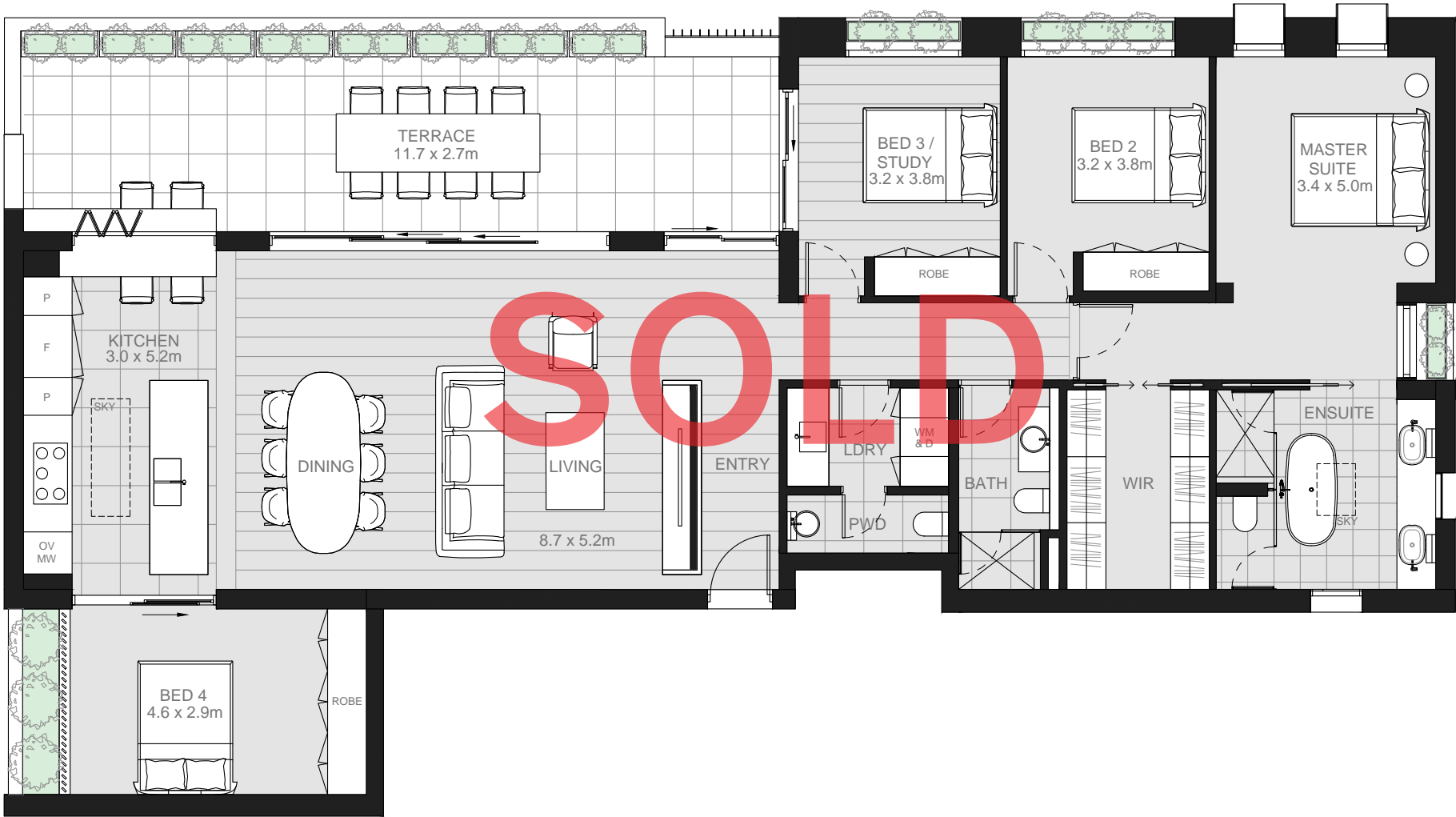
33 Newcastle St, Rose Bay

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# The Benson

By Fortis

# Residence No.7



**The Benson**  
By Fortis

**3**  
Bedrooms

**2.5**  
Bathrooms

**2**  
Carparks

Residence Area 140m<sup>2</sup>  
Terrace Area 50m<sup>2</sup>  
Storage Area 10m<sup>2</sup>  
Car Parking Area 36m<sup>2</sup>  
**Total Area 236m<sup>2</sup>**



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# The Benson

By Fortis

# Residence No.8



0m 1m 2m 3m 4m

## The Benson

By Fortis

**3**  
Bedrooms

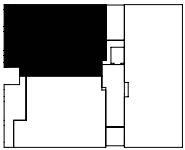
**2.5**  
Bathrooms

**2**  
Carparks

Residence Area  
Terrace Area  
Storage Area  
Car Parking Area  
**Total Area**

131m<sup>2</sup>  
20m<sup>2</sup>  
6m<sup>2</sup>  
27m<sup>2</sup>  
**184m<sup>2</sup>**

Second Floor



Newcastle Street

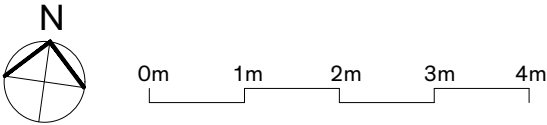
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# The Benson

By Fortis

# Residence No.9



## The Benson

By Fortis

**3**  
Bedrooms

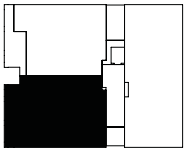
**2.5**  
Bathrooms

**2**  
Carparks

Residence Area  
Terrace Area  
Storage Area  
Car Parking Area  
**Total Area**

132m<sup>2</sup>  
19m<sup>2</sup>  
5m<sup>2</sup>  
27m<sup>2</sup>  
**183m<sup>2</sup>**

Second Floor



Newcastle Street

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# Finishes Throughout

**01 Carpet**

Pure Cut Pile Ash

**02 Dark Bronze Colour Metal Finish**

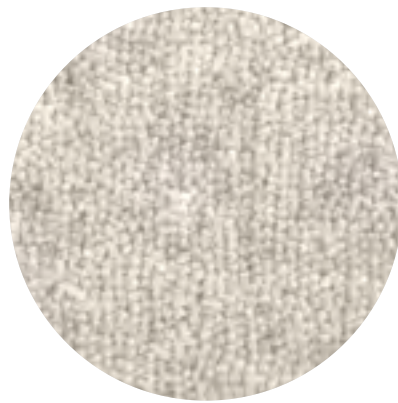
Tapware & Bathroom Finishes,  
Joinery Handles, Door Hardware &  
Window Frames

**03 Paint Finish**

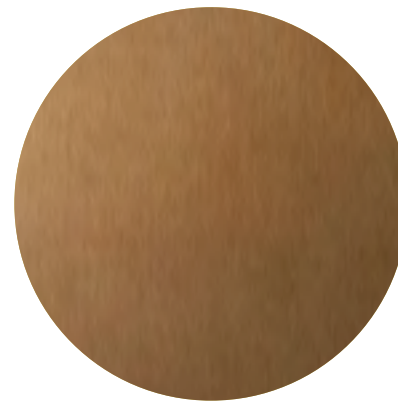
Natural White

**04 Natural Stone Beige Honed**

Kitchen Benchtop & Splashbacks,  
Bathroom Countertops &  
Living Room Joinery



01



02



03



04

**05 Stone Tile 600×600 Beige Honed**

Kitchen Floors & Bathroom Floors

**06 Stone Tile 600×600 Beige Sandblasted**

- External Areas

**07 Engineered Joinery**

**Oak Natural Finish**

Kitchen, Wardrobes, Bathroom &  
Living Room Joinery

**08 Engineered Timber Flooring**

**Oak Natural Finish**

Kitchen & Dining Areas



05



06



07



08

# Fixtures Kitchen & Laundry

**01 Oven**

Miele 60cm

**02 Gas Cooktop 5 Burners**

Miele

**03 Microwave Speed Oven**

Miele

**04 Concealed Rangehood**

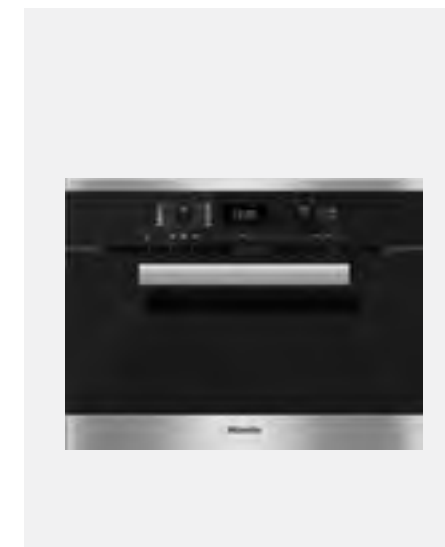
Miele



01



02



03



04

**05 Fully Integrated Dishwasher**

Miele 600mm

**06 Heat Pump Tumble Dryer**

Miele 9kg

**07 Front Loading Washing Machine**

Miele 9kg

**08 Integrated Fridge**

900mm



05



06



07



08



# Fixtures Bathroom & Powder Room

**01 Kitchen Mixer with Pull-out Hose**

Dark Bronze Colour

**02 Laundry Sink**

Stainless Steel

**03 Double Kitchen Sink**

Stainless Steel

**04 Laundry Mixer**

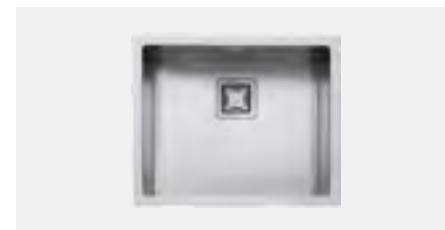
Dark Bronze Colour

**05 Wall Mounted Tap Set Basin**

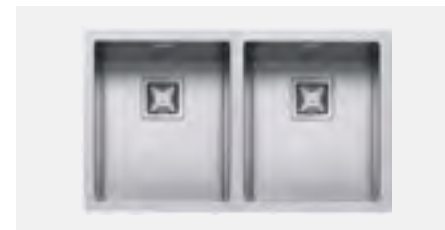
Dark Bronze Colour



01



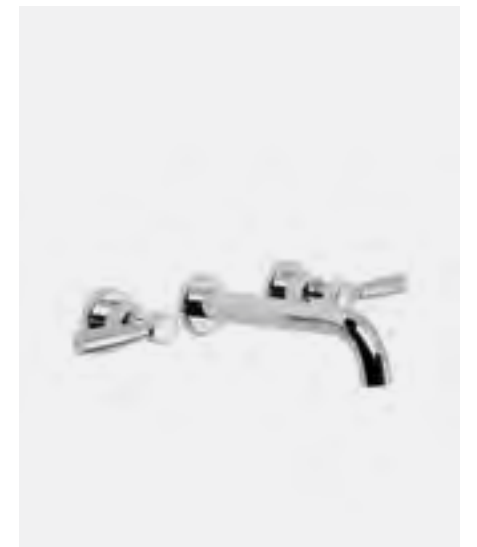
02



03



04



05

**06 Handshower Set**

Dark Bronze Colour

**07 Rain Shower**

Dark Bronze Colour

**08 Diverter Mixer**

Dark Bronze Colour

**09 Bathtub Spout, Mixer and Handshower**

Dark Bronze Colour



06



07



08



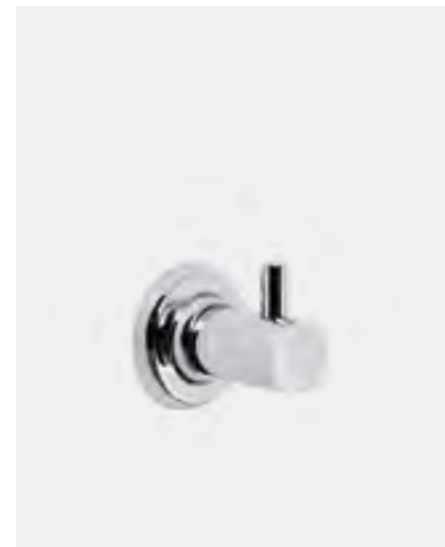
09

# Fixtures Bathroom & Powder Room

- 01 Toilet Roll Holder**  
Dark Bronze Colour
- 02 Hook**  
Dark Bronze Colour
- 03 Towel Rail**  
Dark Bronze Colour
- 04 Heated Towel Tube**  
Dark Bronze Colour



01



02

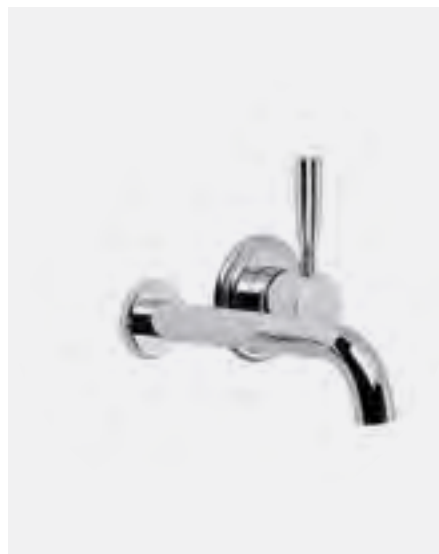


03



04

- 05 Wall Mounted Tap Set Basin**  
Dark Bronze Colour
- 06 Shower Head - Ceiling Dropper**  
Dark Bronze Colour
- 07 Countertop Basin**
- 08 Freestanding Bath**



05



06



07



08



- 01** Michael Hay and Brian Meyerson, MHNDUnion
- 02** Charles Mellick and Dan Gallen, Fortis

## Fortis

Comprising industry-leading professionals, Fortis is one of Australia's foremost developers. Meticulous in our attention to detail, we partner with renowned architects, designers and builders who share our vision – and passion: to bring beautiful, bespoke homes uncompromisingly to life. For us, a home must elevate on every level. Be imbued with quality, functionality and beauty. Above all, it must bring joy and instil pride in those who live there, and leave a positive legacy for the community.



02



01

## MHNDUnion

MHNDUnion is an award-winning design studio specialising in the design of individual homes and boutique apartments. MHNDUnion represents the union of the design talents of its founding directors Brian Meyerson, Liam Hancock and Kevin Ng, who bring their creativity, experience and energy to the collaborative atmosphere of this dynamic studio.



**03** Interior finishes  
samples by Hecker  
Guthrie

**Hecker Guthrie**

Hecker Guthrie is an award-winning Melbourne-based design practice, an industry leader across all sectors both in Australia and internationally. Directors, Paul Hecker and Hamish Guthrie have at their core, common design beliefs that support and sustain one another and the broader practice. Now in its 15<sup>th</sup> year, the practice has forged a distinct approach that includes the expression of authenticity from the initial idea, through a series of spatial decisions and material choices, to the finished space. The aim of the practice is to create spaces that are endearing and beautiful, where the feeling speaks louder than the furnishings and the levels of charm and comfort outweigh the instant gratification of the merely new.



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**Wyer & Co.**

Wyer & Co. is one of Sydney's leading landscape design firms, with over 14 years of experience in reshaping the outdoor living spaces of Sydney's finest homes. Whether creating contemporary or traditional gardens, their vision is to craft a green space which goes beyond just serving a purpose but is an extension of the wider imagination.

Wyer & Co. features a carefully selected team of landscape architects and designers, structural landscapers and horticulturalists, each bringing their unique experiences and talents to the company. Combining these talents together, Wyer & Co. take their clients on a seamless journey from start to finish, delivering a beautiful, practical and enjoyable outdoor space.





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