YARRA

ELEVATED BEACHSIDE LIVING. YOUR NEW HOME AWAITS.

Luxury residences in the heart of Little Bay.



YARRA



Welcome to Yarra.

A rare expression of refined coastal living, where nostalgia, landscape and contemporary design come together in quiet harmony. Drawing inspiration from the area's original name, Yarra Junction, this boutique development of two residences pays homage to its heritage while embracing a new era of understated luxury. Here, the rhythm of the ocean shapes daily life. Mornings begin with golden light over the water, while the silhouette of the Sydney CBD skyline provides a striking reminder of the city within reach.

Afternoons drift between beach walks and nearby cafés and evenings settle into a calm defined by sea breezes, open skies and the soft glow of the horizon. Yarra offers a sense of elevation in every respect; position, outlook and lifestyle, creating a private sanctuary that feels both secluded and connected.





Each residence is thoughtfully crafted to capture the essence of its surroundings, with expansive views that stretch from the coastline to the iconic city skyline. Natural materials and seamless indoor-outdoor living spaces invite the outside in, framing a daily experience that is as dynamic as it is serene. It is a place designed not only to be lived in, but to be experienced, where every detail reflects a commitment to quality, comfort and timeless coastal elegance.

At Yarra, life unfolds at a different pace, one defined by beauty, balance and the rare privilege of contemporary living within one of Sydney's most serene beachside enclaves.




BOAT
SHED

















SYDNEY SMART BUILD

Sydney Smart Build proudly presents Yarra, Little Bay's new luxury residences that reflect the very essence of its design and construction philosophy. As both the builder and developer, the team brings a rare, integrated expertise, seamlessly connecting visionary design with precision craftsmanship to create homes of enduring quality and distinction. With a deep understanding of contemporary living and a commitment to bespoke, high-performance outcomes, Sydney Smart Build has carefully curated Yarra to elevate everyday living through thoughtful architecture, refined finishes and scrupulous attention to detail. The result is two boutique, premium residences that not only embody luxury, but redefine it - crafted with care, clarity and a passion for delivering truly exceptional homes.

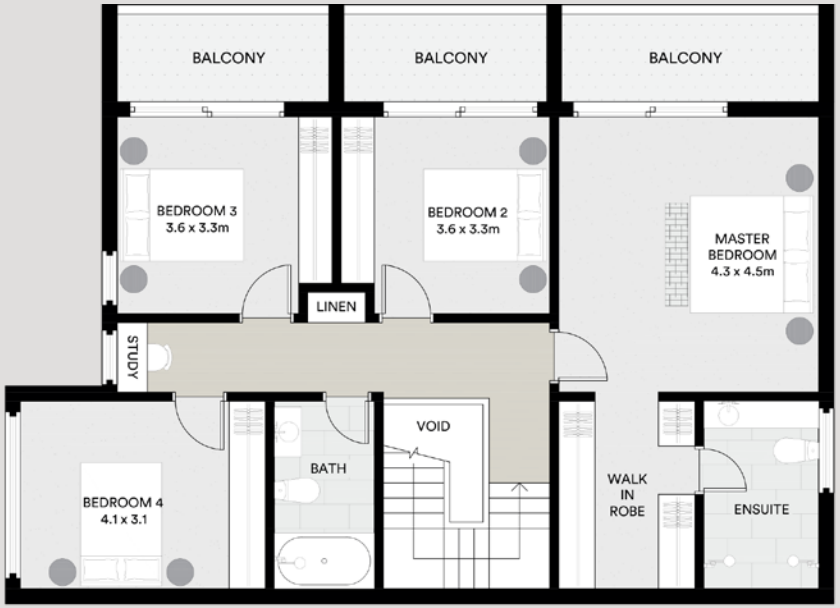
FLOOR PLANS

2A Jennifer St, Little Bay

Designed with equal emphasis on form and function, the home balances moments of connection with spaces for quiet retreat. From the open-plan living areas to the dedicated cinema or wellness room, every space has been thoughtfully considered to enrich the rhythm of everyday living.



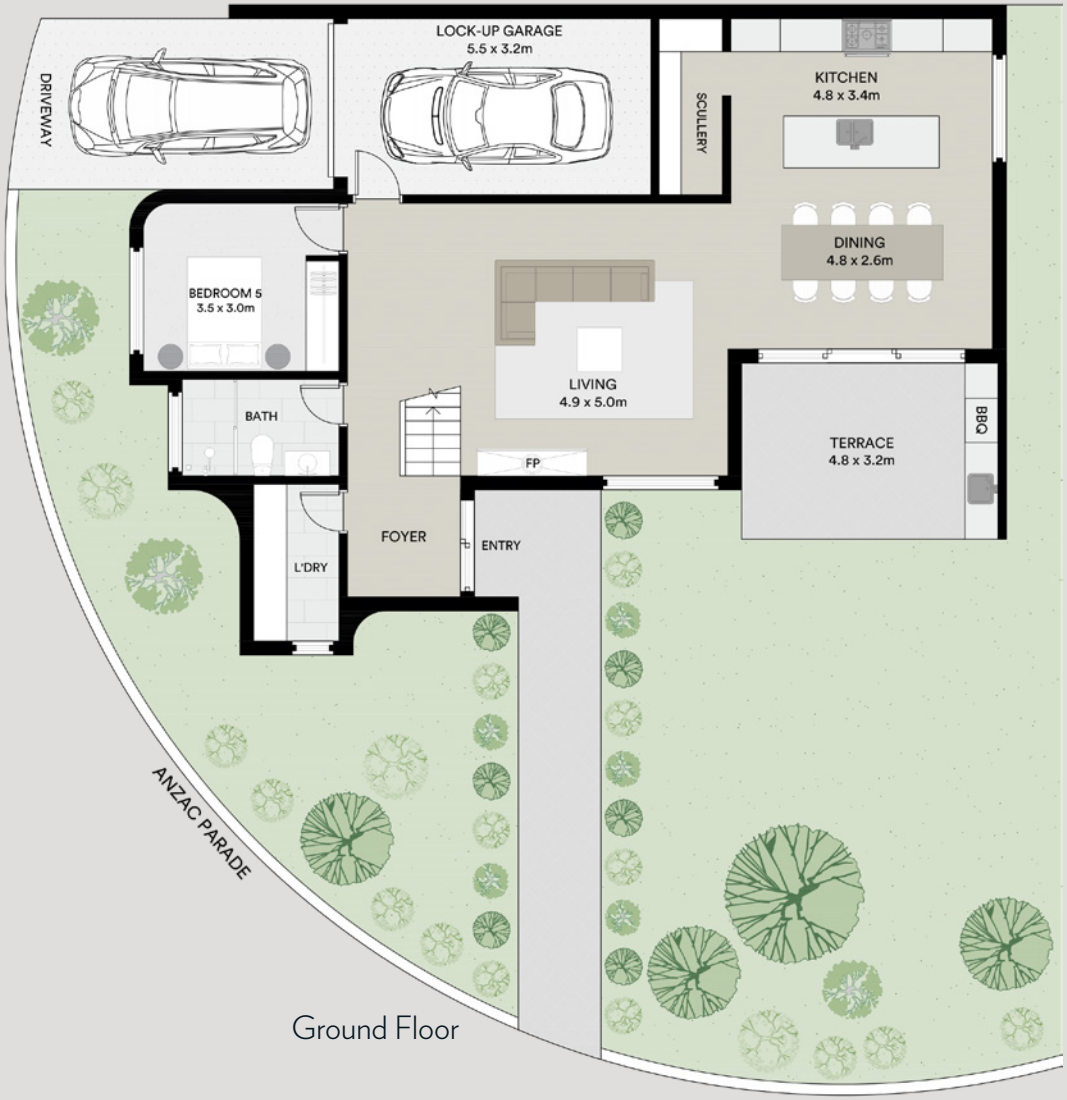
Ground Floor



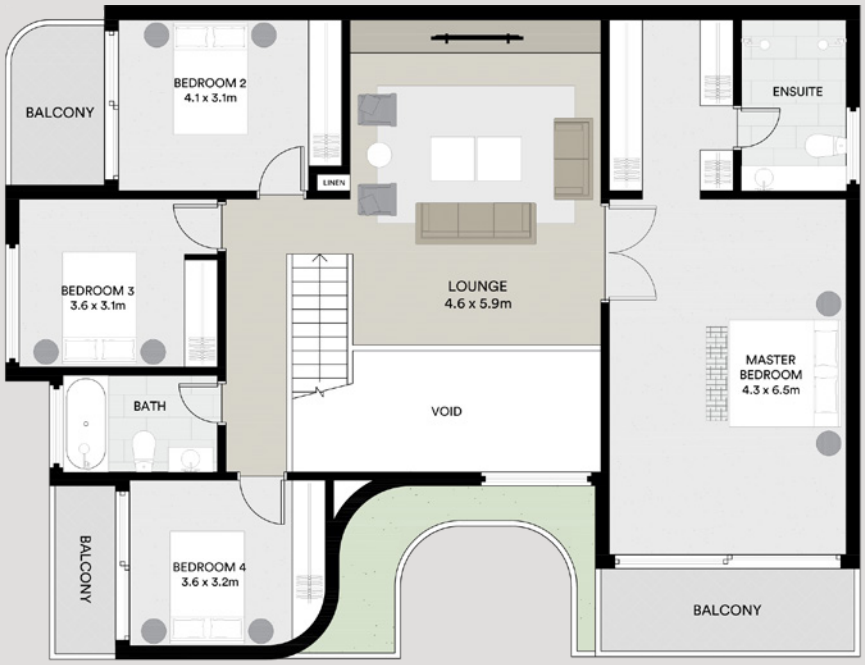
First Floor

1436 Anzac Pde, Little Bay

Thoughtfully designed to embrace light, space and connection, the home unfolds through a series of beautifully proportioned living areas that balance everyday functionality with architectural presence. A dramatic double-height void creates a visual connection between levels, drawing natural light deep into the home while framing views to the sculptural floating garden at the entry. Open-plan living and carefully considered private retreats combine to create a residence that feels both expansive and effortlessly liveable.



Ground Floor



First Floor

MATERIALS



Marble
Papillon Marble



Timber Flooring
Chateau Grey



Joinery
Coastal Oak

Bathroom Tile
Pietra Cream



Exterior Tile
Norcia Beige Travertine



Feature Tile in Bathroom
New Rosso Stack



Tapware
Parisi Gunmetal



Batten Colour
Norwegian Beech

Joinery
Antique White

Exterior Render
Beige Royal Quarter

Exterior Render
Beige Royal

KITCHEN

Crafted as the heart of the home, the kitchen pairs the warmth of Coastal Oak cabinetry with the timeless elegance of Papillon marble. Thoughtfully designed for gathering, entertaining and everyday living, it is a space where refined materiality and effortless functionality come together.



LIVING ROOM

Framed by natural light and generous proportions, the living space is designed as a place to gather, unwind and connect. A seamless relationship between indoors and out creates an atmosphere of openness, while a refined palette of natural materials brings warmth, texture and enduring comfort.



MASTER BEDROOM

Bathed in natural light, the master suite offers a peaceful balance of openness and privacy, creating a place of quiet retreat. A generous walk-in robe leads to the elegantly appointed ensuite, forming a seamless sequence of spaces that brings a sense of everyday luxury to the home.



ALFRESCO

Designed as a natural extension of the home, the alfresco blurs the boundary between architecture and landscape. Generous proportions and a seamless connection to the interior create a setting that embraces year-round outdoor living.





MASTER ENSUITE

The master ensuite offers a calming retreat where refined design and natural materiality come together in quiet harmony. Soft stone-inspired finishes, warm timber detailing and carefully curated textures create a timeless space that transforms everyday rituals into moments of relaxation and renewal.

YARRA

Positioned on a prized corner block in one of Little Bay's most tightly held coastal pockets, this architecturally designed luxury duplex development delivers a rare fusion of scale, design and lifestyle - just moments from the shoreline.

Currently under construction with completion approaching, each residence has been thoughtfully crafted to offer house-like proportions, seamless indoor-outdoor flow and a refined coastal aesthetic. Clean architectural lines are softened by natural textures, while expansive glazing invites light throughout, creating warm, inviting interiors.

Designed for modern family living, both homes offer generous accommodation, multiple living zones and premium finishes throughout. Open-plan living and dining spaces connect effortlessly to alfresco entertaining areas, while upper levels provide private retreats with oversized bedrooms and luxurious master suites.

With high-end inclusions, concrete slab construction across both levels and carefully curated materials, these homes deliver substance as well as style - a true turn-key opportunity in a blue-chip coastal setting.

Set moments from Little Bay Beach, coastal walks, golf courses and village cafés, this is an exceptional opportunity to secure a brand-new home in a lifestyle location that continues to outperform.




YARRA

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