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Sydney Heiress Buys \$20m Double Bay Waterfront Home

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Australian creative director Beau Neilson has sold her Chippendale warehouse residence and purchased a historic Double Bay waterfront property for \$20 million.

Neilson, 38, is the daughter of billionaire philanthropist Judith Neilson and former fund manager Kerry Neilson. In 2012, she purchased a rundown warehouse in Pine Street, Chippendale, known as The Pigeon Shed, for \$3.1 million, with assistance from her parents.

At the time, the warehouse was in disrepair. She commissioned MCK Architects to transform the 324-square-metre space into a contemporary five-bedroom, four-bathroom residence. The three-level property included a lift, indoor swimming pool, and studio and gallery spaces.

Neilson, who owns Newtown's live music venue The Vanguard and was previously creative director for Phoenix Central Park, listed the Chippendale home with BresicWhitney's Shannan Whitney for \$19 million. The property appeared on realestate.com.au last Thursday.

While the listing created speculation about her next move, a title search has confirmed that Neilson has purchased a historic sandstone mansion at 21 Gladswood Gardens, Double Bay. The 978-square-metre estate, which was once the coach house of the original Gladswood Estate, offers harbour views and has five bedrooms.

The waterfront property exchanged for \$20 million in July via Michael Pallier of Sotheby's International Realty and has since been settled in Neilson's name. It had previously been exchanged for \$22 million more than a year earlier, but that sale fell through.

Owned by the MacMahon family since 1983, when they purchased it for \$782,000, the property is a rare example of Sydney's historic waterfront architecture. Set among established gardens, the home combines heritage character with expansive views over Sydney Harbour.

Neilson's move reflects ongoing demand for high-end harbourfront homes in Sydney's eastern suburbs, where prestige properties continue to attract wealthy buyers despite broader housing market challenges. Double Bay, known for its luxury real estate, boutique shopping, and proximity to the city, remains one of the most sought-after addresses in the country.

Her departure from the Chippendale residence marks the end of an architectural transformation project that turned an industrial warehouse into a modern designer home. The property's combination of heritage elements, contemporary finishes, and flexible creative spaces mirrored Neilson's background in the arts and events sector.

With her relocation to Double Bay, Neilson joins a select group of Sydney residents living in some of the city's most exclusive and historic harbourfront estates.