



FOR SALE

MODERN COASTAL LUXURY WITH SPACE FOR FAMILY, GUESTS & EASY LIVING

Completed in 2023, Unit 1/78 & Unit 2/78 Sylvan Street, Malua Bay present an outstanding opportunity to secure two high-quality Duplex Homes filled with natural light, this near-new modern duplex delivers a relaxed coastal lifestyle with a sophisticated edge. residence blends generous proportions, high ceilings and seamless indoor-outdoor living to create a home that feels calm, contemporary, and effortlessly low maintenance.

Designed for privacy and flexibility, both homes feature independent access, thoughtfully separated living zones and a functional single-level layout that suits owner-occupiers, investors, or multigenerational living.

Modern 4-bedroom duplex positioned on a 720m lot.

Insurance-only strata structure in place with minimal ongoing levies.

Each residence enjoys separate living, private access and low-maintenance design — ideal for investors or owner-occupiers.

A Lifestyle Defined by Space & Light

Step inside and experience open plan living designed to embrace the outdoors. The main living and dining zone flows directly to a covered alfresco, creating an inviting space for entertaining or quiet evenings at home. Elevated ceilings enhance the sense of openness, while the contemporary kitchen — complete with island bench — anchors the heart of the home.

A separate media or second living area adds versatility, offering space to relax, work or unwind away from the main living hub.

Key Features (Each Residence)

- Four generous bedrooms with built-in wardrobes
- Private main suite with ensuite
- Open plan living and dining extending to alfresco entertaining.
- Separate media or second living space
- Contemporary island kitchen with electric appliances
- Main bathroom with bath, shower, and separate toilet
- Split system air-conditioning and ceiling fans
- Single lock-up garage with internal access and integrated laundry
- Brick veneer and lightweight cladding construction with Colourbond roofing

4 BED | 2 BATH | 1 CAR

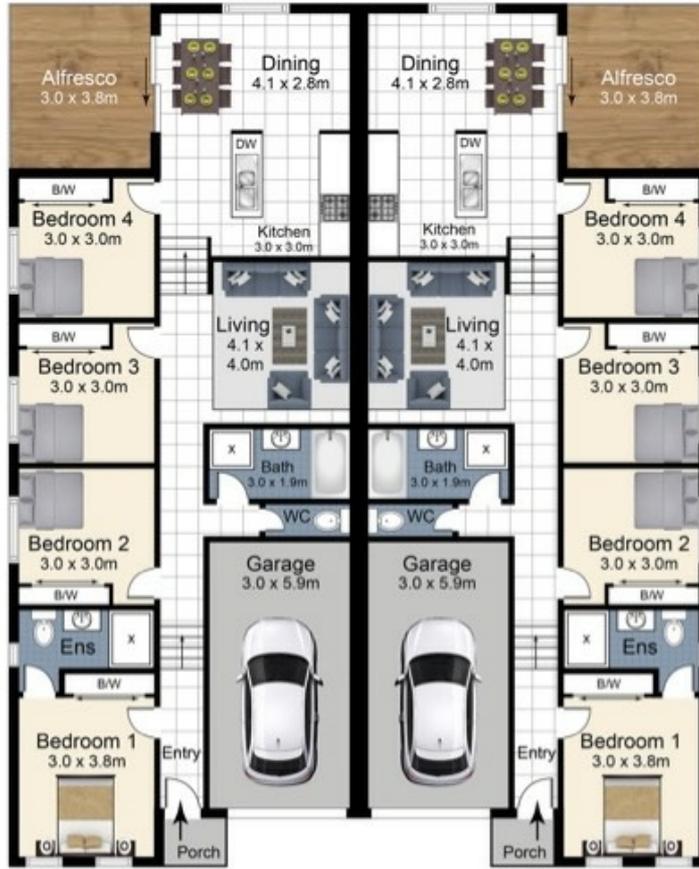
PRICE:
\$1,080,000

OPEN FOR INSPECTION:
N/A



Vicky Lozano
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Total Approximate Area
157.3 square metres
each



FLOOR PLAN

FLOOR PLAN

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All measurements are approximate and are intended as a guide only

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.