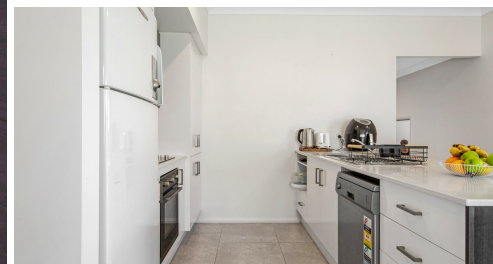


1/78 SYLVAN STREET, MALUA BAY, NSW, 2536



FOR SALE

CONTEMPORARY COASTAL LIVING WITH SPACE WHERE IT MATTERS

2/78 Sylvan Street, Malua Bay NSW

Designed for effortless coastal living, this near-new four-bedroom residence combines generous proportions, practical family design and a relaxed beachside lifestyle in one of the South Coast's most desirable communities.

Completed in 2023, the thoughtfully designed floor-plan places the open-plan living, dining and kitchen at the heart of the home, creating a light-filled space that flows seamlessly to the covered alfresco—perfect for entertaining friends after a day at the beach or enjoying quiet afternoons overlooking the private backyard.

The well-appointed kitchen offers excellent bench space, quality appliances and a central island, allowing you to stay connected with family and guests while entertaining.

At the front of the home, the privately positioned master suite creates a peaceful retreat complete with a walk-in wardrobe and stylish ensuite. Three additional bedrooms are thoughtfully separated along their own wing and are serviced by a modern family bathroom and separate WC, making the layout ideal for growing families, visiting guests or those needing dedicated work-from-home space.

With internal access from the remote garage, low-maintenance gardens and quality finishes throughout, this is a home designed to spend less time maintaining and more time enjoying everything the South Coast has to offer.

Whether you're searching for your forever home, a luxurious coastal escape, a lock-and-leave holiday residence or a quality investment, this property delivers the lifestyle and flexibility buyers are looking for.

Property Features

Near-new contemporary home completed in 2023

Four spacious bedrooms with built-in wardrobes

Privately positioned master suite with walk-in robe and ensuite

Family bathroom with separate toilet for everyday convenience

Spacious open-plan living and dining area

4 BED | 1 BATH | 1 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



Vicky Lozano

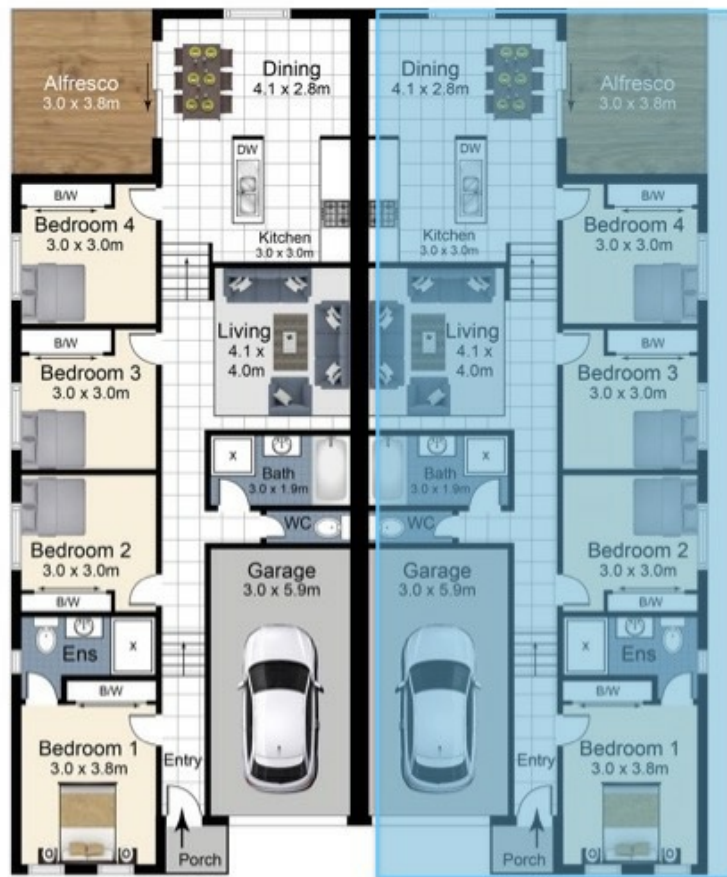
0402051180

vicky@atrealty.com.au

www.atrealty.com.au

Total Approximate Area
157.3 square metres
each

1/78 SYLVAN STREET,
MALULA BAY, NSW



FLOOR PLAN

FLOOR PLAN

Vicky Lozano
vicky@atrealty.com.au

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.