



## 6 Herbert Street Malabar NSW

5 3 4

A striking masterpiece framed by coastal tones and artfully conceived minimalism, this newly completed residence offers luxury family living split over three flowing levels. The natural beauty of herringbone flooring and the complete comfort of multiple living and dining areas that lead to entertaining zones, offer you flexibility for everyday enjoyment. Beautifully designed interiors feature Verde Oceana Marble and flawless brass finishes in the kitchen and bathrooms. Ground floor living areas flow seamlessly to the outdoors, where an alfresco dining area overlooks manicured lawns and swimming pool. The main bedroom upstairs offers a superior retreat, with an ensuite and walk-in wardrobe, while two more bedrooms feature built-in robes and district views. A fourth bedroom and separate

**Type** : House

**Price** : For Sale

**View** : <https://www.agentsandco.com.au/sale/nsw/eastern-suburbs/malabar/residential/house/8093656>



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The floor plan illustrates the layout of the first floor, featuring a central living and dining area, a kitchen, and four bedrooms. The plan includes detailed room labels, dimensions, and architectural features like stairs, wardrobes, and storage areas.

**Rooms and Dimensions:**

- LIVING/DINING:** 9.2x5.6m
- KITCHEN:** 5.6x4.2
- BEDROOM 2:** 3.8x3.3m
- BEDROOM 3:** 3.8x3.3m
- BEDROOM 4:** 4.3x3.9m
- MASTER BEDROOM:** 5.0x3.9m
- LIVING ROOM 2:** 4.9x3.8m

**Other Features and Labels:**

- Entrances:** ENTRY, SIDE ENTRY
- Bathrooms:** BATH, ENS (Ensuite)
- Wardrobes:** ROBE, CLO
- Storage:** WET BAR, WINE STORAGE, L'DRY (Linen Dry), STO (Storage)
- Study Nook:** A dedicated area for study or work.
- Stairs:** UP (Upstairs), DOWN (Downstairs)

Scale in metres.  
Indicative only. All information contained herein is obtained from sources we believe to be accurate.  
We cannot guarantee it's accuracy. Interested persons should make and on their own enquires.