



## 256 Malabar Road Maroubra NSW

4 3 2

Under Construction, Ready to Move in by end 2024 - early 2025

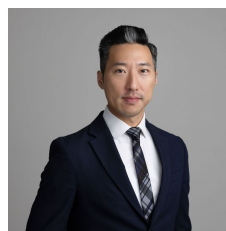
Experience refined living at The Rayleigh, developed by MD Living in vibrant Maroubra. Known for quality and well-planned spaces, this duplex captures coastal elegance with modern designs and luxurious amenities.

### Exceptional Features for Buyers:

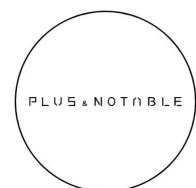
- **Luxury Living:** Contemporary designs with light-filled interiors, Tiled and Oak floors, and stone finishes set the tone for upscale living.
- **Outdoor Elegance:** Generous terrace with operable sun louvers offer stunning views, perfect for relaxation or entertaining.

[For full version visit the website](https://www.plusagency.com.au)

**Type** : House  
**Price** : Contact Agent  
**Land Size** : 253.8 sqm  
**View** : <https://www.plusagency.com.au/sale/nsw/eastern-suburbs/maroubra/residential/house/8154388>



**Felix Alim**  
0402 878 615



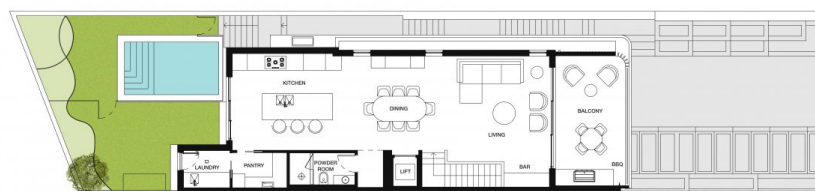
**Plus Notable Sales**  
1300604177



BASEMENT



GROUND LEVEL



FIRST LEVEL



PLUS & NOTABLE



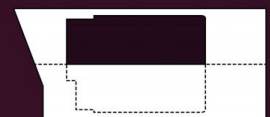
# THE RAYLEIGH

## DUPLEX

256 Malabar Road  
Maroubra, NSW 2035

## AREA

Total Living Area: 251 m<sup>2</sup>  
Land Size: 253.8 m<sup>2</sup>



SITE PLAN

Disclaimer: This plan is presented in good faith and is to be used as a guide. It does not constitute an offer or contract. All area sizes indicated are approximate only. Positions of furniture, fittings and the like are not indicative of final positioning.