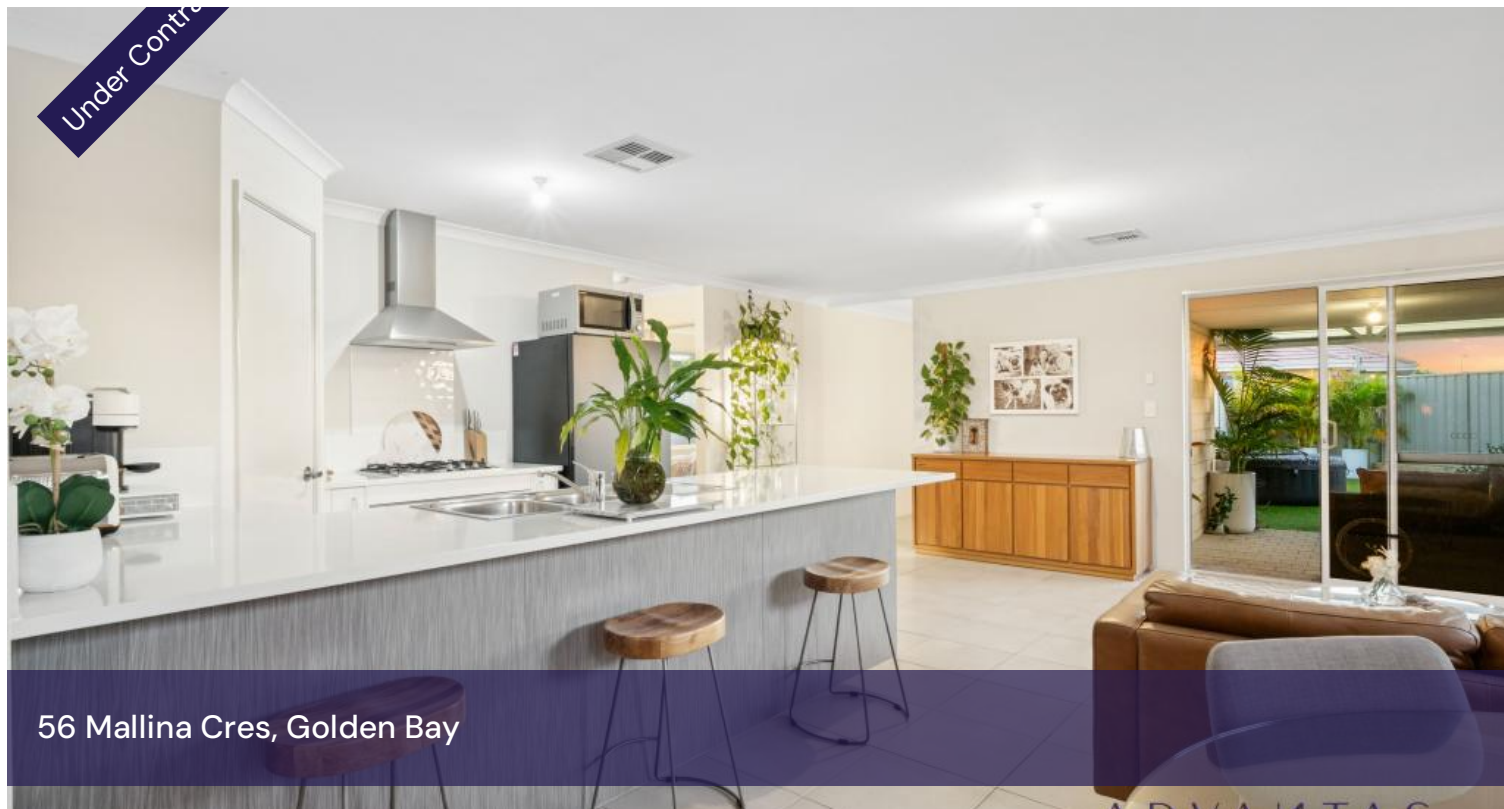


Under Contract



56 Mallina Cres, Golden Bay



□ 56 Mallina Crescent, Golden Bay

🏠 3 🚿 2 🚗 2 📏

358 m2

Positioned on an elevated corner block in the heart of sought-after Golden Bay, this light-filled 3x2 home offers a lifestyle of ease, comfort, and style. Built in 2016 by B1 Homes, every detail has been designed for relaxed coastal living – from its bright open-plan layout to its smart low-maintenance landscaping.

Whether you're a down-sizer, young professional or savvy investor, this home ticks all the boxes: modern construction, functional extras, and a prime location just minutes from the beach, parks, schools and local shops.

□ Property Features

- 3 spacious bedrooms | 2 bathrooms | Double garage + driveway
- Built in 2016 by B1 Homes – turnkey, modern and well-

Price FROM
\$749,990

Property Type Residential

Property ID 385

Land Area 358 m2

Floor Area 136 m2

Agent Details

Kayla McMenamin – 0472 638 720

Tony Wrobluskie – 0407 655 429

Office Details

Advantas Property Group

maintained

- Ducted reverse cycle air-conditioning throughout
- Natural light floods the living, dining and kitchen zones
- Dedicated study/activity area – ideal for WFH or kids' zone
- Elevated corner position with artificial lawn front and back
- Rare 5x2 attic storage space – ideal for those who value simplicity and storage
- Secure double garage with additional driveway parking
- Easy-care home with minimal upkeep – perfect for busy lifestyles or part-time occupants

□ Lifestyle Location

Enjoy the beach-side lifestyle Golden Bay is known for, with a strong local community and plenty of green open spaces.

- Just minutes to Golden Bay Beach and Secret Harbour Surf Life Saving Club
- Local parks nearby: Shipwreck Cove, Mallina Park, and Colour Block Park
- Golden Bay Primary School just down the road
- Comet Bay College (Years 7–12) in nearby Secret Harbour
- Walk to cafes, shops and health services
- Quick access to Secret Harbour Square, Lakelands Shopping Centre & Mandurah Forum
- Easy freeway and public transport links, with the future Karnup Train Station nearby

□ Investment Potential

- Rental appraisal available upon request
- Strong demand area with low vacancy rates

Suite 13/3 Statesman
Parade Baldivis, WA, 6171
Australia

0895 680 960

ADVANTAS
PROPERTY GROUP

- Modern build = attractive to quality tenants
- Easy-care living = perfect for tenants seeking low maintenance

This is a rare chance to secure a modern, feature-packed home in one of Perth's most desirable southern coastal pockets.

Whether you're seeking a beach-side lifestyle or a future-forward investment, 56 Mallina Drive offers the perfect mix of comfort, convenience and long-term value.

For further information or to arrange a private viewing:

Kayla McMenamin

Sales Representative

☎ 0472 638 720

✉ kayla@advantasproperty.com.au

Disclaimer:

All information provided has been prepared to assist in the marketing of this property. While every effort has been made to ensure accuracy, buyers should conduct their own independent enquiries and due diligence. Measurements, outlines, and figures are approximate and subject to change without notice. No warranty or representation is made as to the accuracy of any information. This listing does not constitute an offer or contract.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.