

Under Contract



56 Mallina Cres, Golden Bay



## 56 Mallina Crescent, Golden Bay

3 2 2 2

358 m<sup>2</sup>

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 m<sup>2</sup>

**Floor Area** 136 m<sup>2</sup>

### Agent Details

Kayla McMenamin – 0472 638 720

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### 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

**Λ D VΛ N TΛ S**

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

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#### **Disclaimer:**

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