

28 Mallina Crescent, Golden Bay, WA 6174

Harcourts

House For Sale

Thursday, 4 July 2024

28 Mallina Crescent, Golden Bay, WA 6174

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 324 m2

Type: House



Peter Padovan

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Offers From \$569,000

Set on an elevated 324m² block overlooking the Mallina Reserve and Playground in the ever popular seaside village of Golden Bay. This surprisingly spacious 3 bedroom, 2 bathroom home with 2 separate living areas, a very well appointed kitchen and ample covered and open outdoors spaces for children and pets to securely run and play. 28 Mallina Crescent is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions including the sandy white beaches and clear blue waters of the Indian Ocean. The property is currently leased to mature A1 sitting tenants who have made it their home and would very much like to remain in the property. **** The current lease will expire on 19 July 2025 and is returning \$500 per week **** Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Features of the Home: - Enter the home from the front portico. - Study/TV Room - overlooks the front courtyard. - Master Bedroom - is queen sized and also overlooks the front courtyard. It features his + hers walk in robes. - Ensuite - includes a separate shower, double vanities with plenty of storage and a separate WC. - Bedroom 2 + 3 - are double sized and include double mirrored robes. - Bathroom - features a separate shower, bath and vanity with ample storage. Separate WC. - Living and Dining - is an expansive area which is open plan to the kitchen and overlooks the side and opens to the alfresco and outdoor living and entertainment areas. It includes a TV point, gas bayonette and a reverse cycle Split air-con. - Kitchen - is spacious and includes quality stainless appliances. 900mm under bench electric oven, 900mm 5 burner gas hob, extractor and dishwasher. There is also a fridge recess, microwave recess, corner walk in pantry, a 5/6 seater breakfast bar, ample overhead and under bench cabinetry and ample preparation space. - Laundry - features a double linen cupboard, overhead and under bench cabinetry, folding bench and access to the paved side and clothes line. Outdoor Features: Front - The front courtyard is fully fenced and pebbled. There is a paved portico at the front entrance of the home and personal gated side access to the off side of the home. Rear - Garage - is double sized, rear access with roll a door access to the off side of the home. - Alfresco - is paved and includes double outdoor power sockets. - Garden - is a sunlit sitting area adjoins the alfresco to the rear and at the side of the home is a partially paved small garden bed. - Instant Gas Hot Water. Locations: - Hearts + Minds Early Learning Golden Bay - 4 minute drive. - Great Beginnings' Golden Bay - 2 minute drive. - Little Owls Pre Kindi - 4 minute drive. - Golden Bay Primary School K-6 - 3 minute drive. - Secret Harbour Primary School K-6 - 5 minute drive. - Comet Bay Primary School K-6 - 4 minute drive. - Comet Bay College 7-12 - 2 minute drive. - Secret Harbour Shopping Centre - 4 minute drive. - Golden Bay 7 Eleven - 2 minutes drive. - Golden Bay Foreshore + Covered Playground - 4 minute drive. - Secret Harbour Golf Links - 5 minute drive. - Lark Hill Sports Complex - 6 minute drive. - Snap Fitness - 2 minute drive. - Golden Bay Shipwreck Cove - minute drive. - The Harbour Playground Octopus Park - 5 minute drive. it is clear that 28 Mallina Crescent will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 28 Mallina Crescent at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' **** The current lease will expire on 19 July 2025 and is returning \$500 per week **** You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.