



1 Malabor Mews, HALLS HEAD, WA 6210

Space, Functionality & Future Potential on a Generous Corner Block

Welcome to 1 Malabor Mews, Halls Head a spacious and versatile home positioned on a substantial 729m² corner block, offering excellent functionality, multiple living zones, and outstanding vehicle and storage options in a sought-after coastal location.

Currently tenanted at \$605.00 per week until 11/06/2026, this presents a current investment opportunity.

The home features a double carport, with convenient side access through double gates leading to a workshop, plus additional hardstand space ideal for a boat, caravan, or extra vehicles. Two garden sheds further enhance storage options, while solar panels add everyday efficiency.

Inside, the home offers a practical and flexible layout with a front lounge positioned at the entry. Comfort is catered for year-round with both evaporative air conditioning and a split system unit servicing the main living zone.

The open plan living and dining area is tiled for durability and features a slow

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 79P1666

SALE DETAILS

Frm \$869,000

CONTACT DETAILS

**Elders Real Estate
Mandurah**

Suite 3, 4 Sutton Street
Mandurah, WA
(08) 9535 1388

Jacob King
0416 438 583

combustion wood fire, creating a warm and central gathering space. The kitchen is well equipped with gas cooking, electric oven, and ample cabinetry, designed to support everyday family living.

A secondary space off the kitchen provides additional flexibility, ideal for a dining nook, study area, or casual living, with direct access to the rear yard.

Accommodation includes four bedrooms in total, with bedrooms 3 and 4 offering built-in wardrobes and all minor bedrooms carpeted for comfort. Bedroom 2 provides versatility as a study or extra bedroom depending on requirements.

The master bedroom features a walk-in wardrobe and enclosed ensuite with a large shower.

The main bathroom is functional in design, complete with a separate bath and shower, servicing the remaining bedrooms.

Outdoors, the property offers a great-sized rear yard with an elevated entertaining area overlooking the lawn, providing excellent space for family use and outdoor enjoyment.

This is a unique opportunity, offering scale, storage, and flexibility, with clear scope for buyers to add their own touches over time to enhance comfort and value.

Key Features Include:

- Currently leased at \$605.00 per week until 11/06/2026
- Large 729m² corner block
- Double carport plus side access through double gates
- Workshop with additional hardstand for boat/caravan
- Solar panels
- Two garden sheds
- Front lounge room
- Open plan living and dining with tiled flooring
- Slow combustion wood fire
- Split system air conditioning to main living area
- Evaporative air conditioning
- Kitchen with gas cooking, electric oven & ample cabinetry
- Additional flexible space off kitchen (dining/study option)
- Master bedroom with walk-in robe and ensuite
- Bedrooms 3 & 4 with built-in robes
- Main bathroom with separate bath and shower
- Carpeted bedrooms

- Elevated outdoor entertaining area
- Spacious rear yard with room for lifestyle use

Offering space, storage, and versatility in a well-connected Halls Head location, this property is ideal for investors or buyers seeking a home with strong fundamentals and room to make it their own.

***The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.***

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows, Window Treatments

- Land Area 729.00 square metres
- Building Area: 158.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport
- Ensuite





