STATEMENT OF INFORMATION

firstwestern realty

7 GIBRALTAR WAY MINDARIE



FOR SALE

$1,680,000

STATEMENT OF INFORMATION

firstwestern realty

THE OPPORTUNITY

COASTAL ELEGANCE, LUXURY FINISHES & RESORT-STYLE LIVING

Discover sophisticated coastal living in this beautifully appointed double-storey residence, built in 2020 on a 375sqm block in the prestigious Catalina Beach Estate, Mindarie.
Positioned just behind the estate's former display home streetscape, this exceptional property enjoys an attractive residential setting surrounded by quality homes, landscaped parklands and picturesque walking trails. It offers a wonderful combination of peaceful living and coastal convenience, with the beach just a short stroll away.
Mindarie is renowned for its prestigious coastal lifestyle and iconic Mindarie Marina, where waterfront restaurants, vibrant cafés and spectacular Indian Ocean sunsets create an atmosphere of relaxed elegance.
Designed with exceptional attention to detail, this impressive home combines high ceilings, luxurious Italian finishes, premium appliances and modern technology. The upstairs master bedroom enjoys glimpses of the Indian Ocean, while the separate theatre room provides the perfect space for family entertainment.
Outdoors, a heated mineralised swimming pool, elegant Italian travertine paving and a beautifully appointed alfresco area create your own private resort - ideal for entertaining or simply relaxing in style.

EXPERIENCE THE BEST OF MINDARIE'S COASTAL LIFESTYLE

Combining an exceptional coastal location, quality craftsmanship and resort-style luxury, 7 Gibraltar Way presents a rare opportunity to secure a beautifully appointed home in one of Mindarie's most desirable beachside communities.
Where coastal elegance, exceptional quality and effortless luxury come together.

375m^2 199m^2

5 2 2

STATEMENT OF INFORMATION

firstwestern realty

FLOORPLAN



STATEMENT OF INFORMATION

firstwestern realty

SUBURB OVERVIEW

Median price snapshot for houses

Median price

$1,380,000

October 2025 - September 2026

Past 12 month growth

Up 8.5% ↑

5 year median price trend



Property market insights for houses

Supply, demand and performance data for houses in Mindarie.

34 houses available in the past month	**113 sold** in the past 12 months	**29 days** median days on market
1589 buyers interested	**4.0%** rental yield	

STATEMENT OF INFORMATION

firstwestern realty

EXPRESSION OF INTEREST

WANT TO MAKE AN OFFER?

SCAN THE QR CODE