







14 Marnie Drive, Cranbourne West

CRANBOURNE WEST | PREMIUM RENOVATED RESIDENCE

Asking price $730,000—$760,000

A thoughtfully renovated home with a proposed two-year rental arrangement and an established short-term accommodation operator.

A smart first step for buyers and investors
For a first-home buyer planning ahead, this property offers the opportunity to purchase a beautifully renovated home while receiving rental income under a proposed two-year lease. Whether you are living with family while building your financial position or looking for a quality investment today and a possible home later, the arrangement offers flexibility without requiring you to manage short-term guests yourself.

Investment highlights
- Three-bedroom, 1.5-bathroom boutique residence with more than $100,000 invested in renovations.
- Proposed two-year lease at $720 per week ($37,440 annually), with the current accommodation operator intending to discuss

3 1 3

FOR SALE
$699,000 to $730,000 | Fully Renovated Home!

VIEW
By Appointment

AGENTS
Sean Soshiance
0452 596 987
sean.soshiance@ljhooker.com.au

Niamat Mehter
0469 805 042
niamat.mehter@ljhooker.com.au

AGENCY
LJ Hooker Dandenong City | Berwick
(03) 9877 9750

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

renewal by mutual agreement.

- Indicative self-managed accommodation income of $900 per week ($46,800 annually), based on the operator's estimate rather than a guaranteed return; operating expenses and occupancy affect the outcome.
- " Asking price: $730,000—$760,000. Furnishings are owned by the subleasing tenant and excluded from the sale price; separate purchase may be negotiated.

The opportunity

An appealing opportunity to acquire a three-bedroom, 1.5-bathroom residence with more than $100,000 invested in renovations. The property combines carefully considered design with an existing short-term accommodation operation, offering the purchaser the option of a straightforward leasing arrangement from the current operator.

Proposed rental arrangement

The current owner and accommodation operator proposes to lease the property from the purchaser for an initial two-year term at $720 per week. The operator would continue running the short-term rental business, personally or through appointed management, while paying the agreed rent under the lease. The operator intends to explore continuing the arrangement beyond the initial term, subject to mutual agreement.

A hands-off ownership option

Under the proposed arrangement, the accommodation operator would oversee guest bookings, communication, cleaning, laundry, consumable replenishment and other day-to-day operating services. The precise allocation of utilities, repairs, maintenance and other expenses would be documented in the lease. This allows the purchaser to receive contracted rent without personally operating the accommodation business.

Designed for lasting appeal

The home has undergone an extensive renovation with a focus on practical luxury, quality finishes and comfortable everyday living. Its three-bedroom layout and flexible amenities appeal both to residential occupants and to short-term guests.

Kitchen and interiors

A refined kitchen features Caesarstone benchtops and elegant gold fixtures, creating a polished focal point for the home.

Thoughtful bathroom design

The main bathroom offers dual access and lockable doors, allowing it to function as both a private ensuite and a family bathroom.

Outdoor entertaining

The property offers a private courtyard and an entertaining area with wiring for built-in speakers, a TV unit and projector, supporting both relaxation and social occasions.

Location and accommodation appeal

Set in a quieter pocket of Cranbourne West, the property offers convenient access to schools, shopping, freeway connections and Cranbourne train station. The accommodation offering is positioned for a range of guests, including corporate travellers, contractors and visiting families.

Flexibility for the purchaser

At the end of the proposed lease, the purchaser may consider renewing the arrangement, selecting another accommodation operator, pursuing a conventional tenancy or occupying the home, subject to the lease and applicable legal requirements.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

The furnishings remain the property of the subleasing tenant, with the option for the purchaser to acquire them separately, if required, by mutual agreement. Furnishings are not included in the advertised sale price.

An investment with options
For a purchaser seeking a premium residential asset, the proposal combines the value of an extensively renovated home with a defined initial rental arrangement and the possibility of an ongoing relationship with an operator who knows the property and is motivated to maintain the accommodation business.
Important: The proposed lease is not yet an executed agreement. Income payments depend on the tenant meeting its contractual obligations. The purchaser should independently verify the property details, rental assumptions, short-term accommodation permissions and contract terms, and obtain appropriate legal and financial advice.





MORE DETAILS

Property ID	92SHWR
Property Type	House
Including	Toilets (2)

Sean Soshiance 0452 596 987
Sales Specialist | sean.soshiance@ljhooker.com.au
Niamat Mehter 0469 805 042
Sales Specialist | niamat.mehter@ljhooker.com.au

LJ Hooker Dandenong City | Berwick (03) 9877 9750
8/28-32 Gloucester Ave, BERWICK VIC 3806
dandenong.ljhooker.com.au | dandenong@ljhooker.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.