






14 Marnie Drive, Cranbourne West

3  1  3 

## The Ultimate First-Home Buyer Launchpad: Turnkey Luxury & Guaranteed Income — Move in Later, Profit Now- \$950 a week.

Why This is the Perfect First Step

Stop paying rent to someone else, and stop dreaming about a renovation you can't afford. This is the rare opportunity for a first-time buyer to enter the market without the financial pressure of a mortgage you have to cover alone.

Unlike a standard first home where you struggle to make repayments, this property comes with a guaranteed income stream that works for you from day one. Whether you are currently living at home with mum and dad and want to build wealth before moving out, or you are a young professional looking for a stress-free start, this property gives you the ultimate flexibility: secure an appreciating asset now, with the option to move into a fully renovated luxury home later.

The Investment Proposition & Key Highlights

- Property: 3-bedroom, 1.5-bathroom boutique luxury residence.
- The Head Start: Includes \$100,000 in recent luxury renovations

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.

**FOR SALE**  
\$765,000 to \$775,000

**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

 **LJ Hooker**

and \$15,000 in premium furnishings-saving you the time and stress of doing it yourself.

- **Guaranteed Income (The Safety Net):** Currently under a 2-year sublease with existing management. You earn \$790 per week (net after all management fees- \$685/month) without lifting a finger. This covers your mortgage while you save for your next step.
- **The Upside (Your Future):** If you choose to self-manage (full training provided), you can earn an average of \$950 per week (\$49,400/year) -an amazing \$400/week premium over standard market rentals.
- **Asking Price:** \$779,000 - \$830,000.

### More Than Just a House-A Stress-Free Strategy

For a first-time buyer, the scariest part of buying is often the unknown: renovation costs, vacancy periods, or being "house poor." This offering eliminates that.

Presented by a meticulous owner who has executed a stunning luxury transformation, this property isn't just a home; it is a profitable, short-term rental business attached to a high-quality asset. You aren't buying a project; you are buying a turnkey operation that pays for itself.

### The Asset: A Masterclass in Design and Functionality

Situated in a tranquil pocket of Cranbourne West (a low-radiation area, away from power lines and cell towers), this home offers a serene lifestyle just minutes from schools, shopping centres, freeways, and Cranbourne train station.

- **Chef's Kitchen:** Featuring stunning Caesarstone benchtops and elegant gold fixtures.
- **Smart Design:** The main bathroom offers dual access, serving as both a private ensuite and a family bathroom with lockable doors for ultimate privacy.
- **Entertainer's Dream:** The outdoor area is pre-wired with built-in speakers and features a built-in TV unit and projector. The private courtyard is perfect for quiet mornings, while the backyard is wired for unforgettable evenings.

### A Superior Market Position

This is not a holiday rental subject to seasonal dips. Thanks to its superior design and premium amenities, this property appeals to corporate travellers, contractors, and families year-round. It currently stands as one of the premier short-term rental offerings in the area, commanding a top-tier position in the market.

### Perfect for You

At this asking price, this is more than an investment; it is a financial launchpad. It is perfect for the first-time buyer looking for a safe, high-yielding entry into the market-allowing you to live at home and build equity, or self-manage for incredible returns, with the freedom to move into this stunning home when you are ready to start a family.

### DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented. As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

## MORE DETAILS

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

### Sean Soshiance 0452 596 987

Sales Specialist | sean.soshiance@ljhooker.com.au

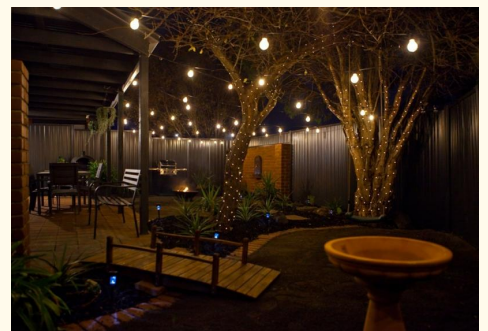
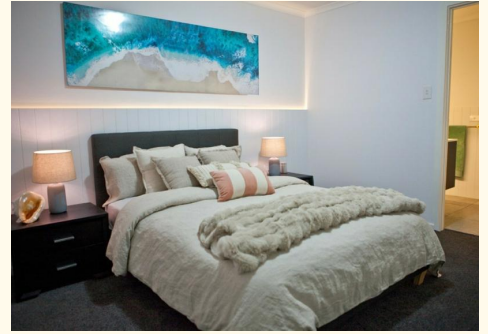
### Niamat Mehter 0469 805 042

Sales Specialist | niamat.mehter@ljhooker.com.au

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

172 Foster Street, DANDENONG VIC 3175

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.