



FOR SALE

MODERN FAMILY COMFORT WITH STRONG INVESTMENT APPEAL IN CRANBOURNE WEST

16 Karwarren Way, Cranbourne West

Positioned in a highly sought-after and family-friendly pocket of Cranbourne West, this well-maintained residence presents an outstanding opportunity for first home buyers, investors, and downsizers seeking comfort, convenience, and immediate rental return.

Set on approximately 423sqm of land, this beautifully presented home offers a perfect balance of space, functionality, and low-maintenance living.

The home features three well-sized bedrooms, including a master bedroom with full ensuite and built-in robe, while the remaining bedrooms are serviced by a central bathroom—ideal for families or shared living.

A light-filled living area welcomes you inside, flowing seamlessly through to a functional kitchen with ample cabinetry and adjoining meals area, providing a practical layout for everyday living and entertaining.

Comfort is assured all year round with ducted heating and evaporative cooling, making the home enjoyable in every season.

Stepping outside, you'll find a generous backyard, offering space for kids, entertaining, or future enhancements perfect for those looking to add further value over time.

Currently leased at \$2,390 per calendar month, the property also represents a solid investment opportunity with immediate income, making it an attractive option for savvy investors looking for both return and long-term growth.

Conveniently located close to schools, shopping centres, parks, and major transport routes, this home delivers lifestyle and accessibility in equal measure.

Nearby Amenities

3 BED | 2 BATH | 2 CAR

PRICE:
\$650,000 - \$715,000

OPEN FOR INSPECTION:
May 23 at 1:00pm - 1:30pm



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