

Table of Contents

- | [Property Details](#)
- | [Pricing Information](#)
- | [Location](#)
- | [Key Documents](#)
- | [Your Local Agents](#)
- | [Neighbouring Suburbs](#)
- | [Ranges First National - About Us](#)
- | [Helpful Links](#)

Property Details



**107 Belgrave-Gembrook Road,
Selby**

**A CHARMING CHARACTER HOME IN
PRIME LOCATION**

\$790,000 -

\$850,000

Rumpus Room

Open Fire Place

Ducted Heating

Remote Garage

Floor boards

2 Open Spaces

Built In Robes

Dishwasher

****Access Information: Inspections are best accessed via the laneway, Parking is available on Lyons Drive with a short scenic walk along the pretty lane, or at the Selby General Store. ****

Privately nestled in a peaceful location and yet very central is this gorgeous three-bedroom character home, filled with charm, light, and lifestyle appeal. Step inside to discover a warm and inviting interior bathed in natural light and showcasing beautiful lead light features throughout, high ceilings, Blackwood kitchen with solid timber benchtops and freshly sealed hardwood floors, offering a welcoming haven for families, downsizers or anyone seeking space, serenity, and style.

The separate lounge with open fireplace offers a cosy retreat, while the expansive open-plan kitchen, dining, and family room provide the perfect setting for everyday living and entertaining. The kitchen boasts a new dishwasher, and ample bench space, ideal for home chefs and busy households alike.

Each of the three bedrooms is generously proportioned with built in robes, while the surrounding landscape offers a true sense of privacy and natural light.

The family-friendly design continues outside, where you'll find a large garage complete with its own separate switchboard perfect for a workshop, studio, or additional storage. Children will

delight in the charming cubby house, and green thumbs will appreciate the established vegetable gardens ready for your seasonal harvests. Located within walking distance to doctors, tennis courts, both preschool and primary schools, and just a five-minute drive into the thriving Belgrave township with its cafes, shops, and train station, this is a home that truly ticks all the boxes, it's a lifestyle opportunity you won't want to miss!

<https://www.consumer.vic.gov.au/duediligencechecklist>

Please note: All property details listed were current at the time of publishing.

[Statement of Information](#)





firstnational
REAL ESTATE | Ranges



firstnational
REAL ESTATE | Ranges



firstnational
REAL ESTATE | Ranges



firstnational
REAL ESTATE | Ranges



firstnational
REAL ESTATE | Ranges



firstnational
REAL ESTATE | Ranges





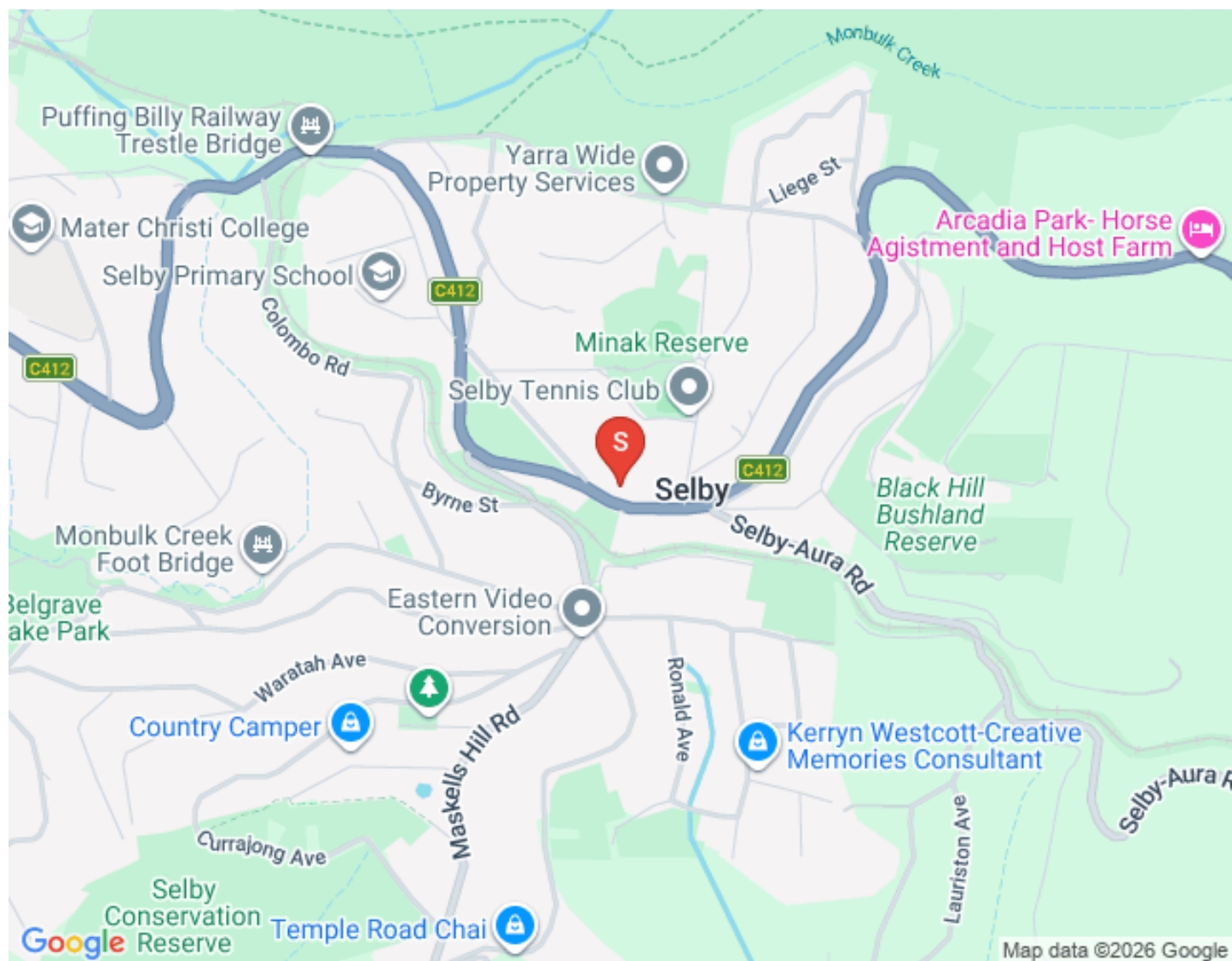


Pricing Information

The property at 107 Belgrave-Gembrook Road, Selby is currently for sale at \$790,000 - \$859,000.

Click here to view the [Statement of Information](#)

Location



Key Documents

[Download the Due Diligence Checklist](#)

Your Local Agents



JAN BREWSTER

SENIOR SALES CONSULTANT

0409 558 805

janb@rangesfn.com.au

Jan Brewster's career in real estate spans more than 23 years in the local area, and her depth of knowledge truly sets her apart. Her understanding of the market, particularly within the Dandenong Ranges, is second to none.

Jan believes in the importance of the three P's in real estate – Price, Presentation and Promotion. When these three elements are aligned correctly, a property is far more likely to sell in the shortest possible time and for the best possible price.

Pricing: When you position the price range correctly, it will create – strong buyer interest + competition between buyers = stand out sale.

Equally important is presentation. As a selling and marketing specialist, Jan provides valuable guidance on how to present a property in a way that maximises its appeal and has a significant impact on the result. Combined with strategic promotion, this approach ensures each property is given the best opportunity to succeed in the marketplace.

Jan's strong negotiation abilities have consistently delivered record sales across the Dandenong Ranges, achieving outstanding results for her clients. Her professionalism and commitment to achieving the best possible outcome have earned her a reputation as one of the area's leading female agents year after year.

Her success has also been formally recognised with the prestigious Gold Award in Sales for Victoria, along with the "Home Sellers Choice Award – as Agent of Choice" from Open Agent, acknowledging her outstanding customer service and dedication to her clients.

Jan prides herself on helping her clients achieve success when selling, while also offering knowledgeable advice and support to those looking to buy. With her experience, integrity and proven results, she continues to be a trusted and highly respected real estate professional in the community.

Neighbouring Suburbs

Belgrave

A Character Of Its Own

Belgrave South

Just a Little South - Click here to find out more about the

- [Belgrave South Suburb Profile](#)



Cockatoo

A Better Place to Live - Click here to find out more about the

- [Cockatoo Suburb Profile](#)



Emerald

Get the life you're Looking for - Click here to find out more
about the - [Emerald Suburb Profile](#)



Ferny Creek

Surrounded by Nature - Click here to find out more about the

- [Ferny Creek Suburb Profile](#)



Gembrook

A Destination that Matters - Click here to find out more
about the - [Gembrook Suburb Profile](#)



Kallista

Tourisim Village - Click here to find out more about the - [Kallista](#)

[Suburb Profile](#)



Macclesfield



Horse Lovers Paradise - Click here to find out more about the

- [Macclesfield Suburb Profile](#)



Menzies Creek

Leafy Green - Click here to find out more about the - [Menzies Creek](#)

[Suburb Profile](#)



Monbulk

Hiding Place In The Hills - Click here to find out more about
the - [Monbulk Suburb Profile](#)



Olinda

Charming Village - Click here to find out more about the [Olinda](#)

[Suburb Profile](#)



Sassafras

Devonshire Teas And More - Click here to find out more about
the - [Sassafras Suburb Profile](#)



Selby

A Place To Belong - Click here to find out more about the [Selby](#)

[Suburb Profile](#)



firstnational
REAL ESTATE | Ranges



Tecoma

Don't Miss It! - Click here to find out more about the [Tecoma](#)

[Suburb Profile](#)



The Patch

Small but Scenic - Click here to find out more about the - [The](#)

[Patch Suburb Profile](#)



firstnational
REAL ESTATE | Ranges



Upwey

Engage Upwey's Favourite - Click here to find out more about
the - [Upwey Suburb Profile](#)



Ranges First National - About Us

Thank you for viewing the E-Book for 107 Belgrave-Gembrook Road Selby, if you would like further information or would like to view this property, please call Jan Brewster on 0409 558 805.



Welcome to First National Real Estate Ranges

We're dedicated to delivering an exceptional experience from our Belgrave & Cockatoo office's, so every member of our team strives to make a difference. That begins with our promise – ***We put you first.***

When you need real estate services, it's hard to beat a brand that has been independently endorsed as having Australia's most satisfied customers but that's us, so relax.

To find out which real estate agents rate most highly across Australia, Canstar Blue surveyed adults who had employed an agent over the last three years, whether it related to the buying or selling of a property, lease management, or renting. It found First National Real Estate has been impressing more than any other firm, taking out five-star reviews from consumers in almost every single category, including communication and advice, problem resolution and value for money. In fact, no other real estate agent achieved top marks in any area.

So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafras, Sherbooke and Upwey our team will help

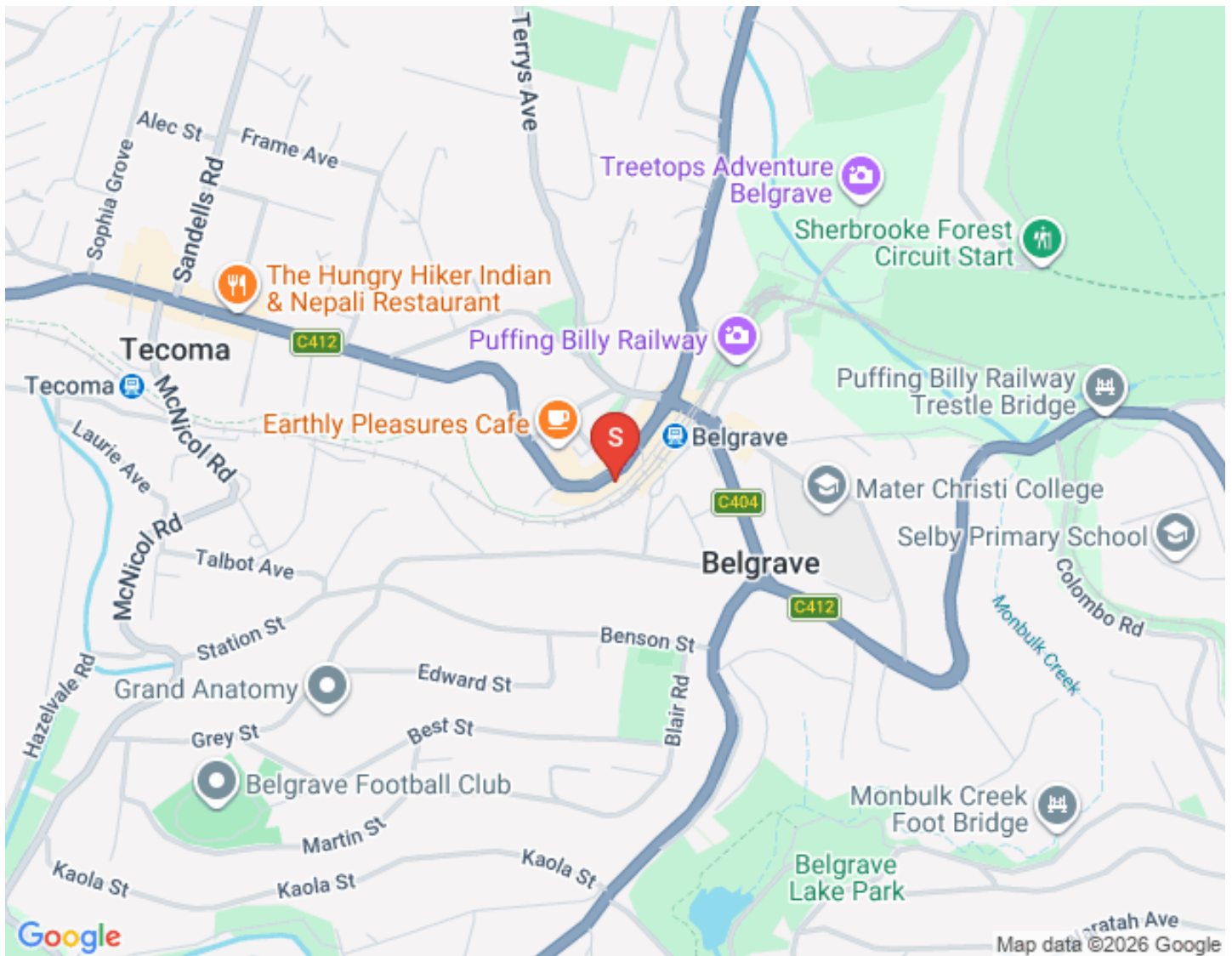
you find the perfect place.

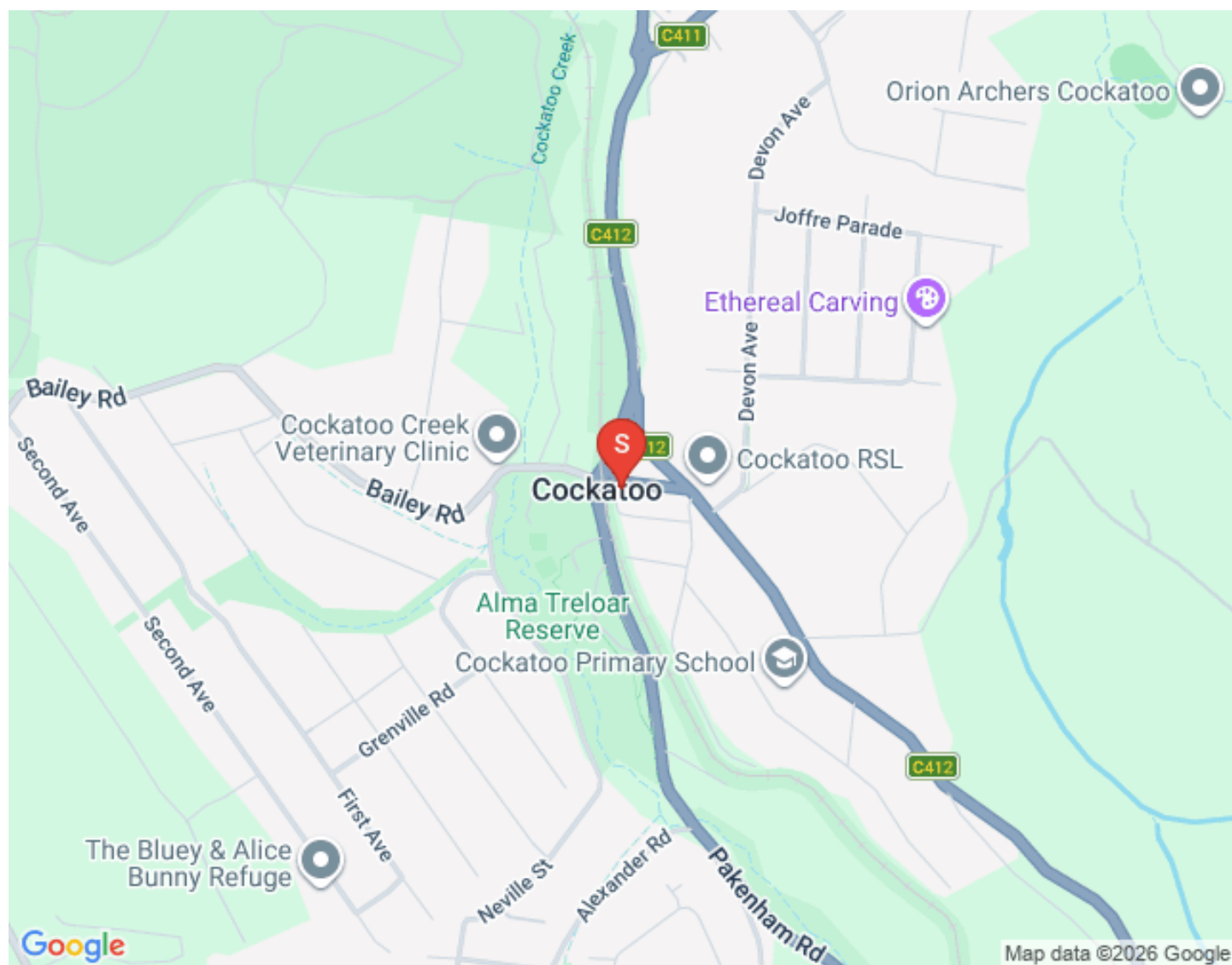
Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email sales@rangesfn.com.au.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo





Helpful Links



Links

[Home Buyer Guide](#)

[Recent Sales](#)

[New Properties](#)

[Multiple offer form](#)

[Local Property Guide](#)