

Table of Contents

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

Property Details



**159 Belgrave-Gembrook Road,
Selby**

**SPACIOUS & STYLISH - SET IN A
TRANQUIL SETTING**

\$1,000,000 -

\$1,100,000

1 Ensuite

Hydronic Heating

Deck

Floor boards

Shed

Fully Fenced

4 Open Spaces

Built In Robes

Dishwasher

***Access via 16
James Street***

Nestled at the end of a peaceful no-through road, and sitting proudly on a 2289 sq. metre block, this beautifully appointed four-bedroom home offers an exceptional blend of space, comfort, and modern convenience. Designed with family living in mind. The floor plan features multiple large living zones, creating a seamless flow between spaces, while maximizing natural light and functionality.

The generous master suite offers privacy as well as being a parents retreat with its own sitting area, ensuite and walk in robe. The remaining three bedrooms all come with built-in robes, providing plenty of storage for the whole family, and serviced by the large main bathroom. A beautifully crafted Blackwood timber kitchen sits at the heart of the home, complementing the warmth of the hardwood flooring, ample bench space for preparing the family meals plus a spacious open pantry, with access onto the rear deck, this is the perfect area for entertaining. Double-glazed west-facing windows help retain warmth during the cooler months, while the entire home has been freshly painted inside and out, adding to its immaculate presentation. Comfort is key, with hydronic heating and ceiling fans throughout ensuring a pleasant climate year-round. Downstairs features new flooring throughout, 2.7 m ceilings enhance the sense of space, and the large living room will cater to all the family needs. The home also features solar

panels, adding to its energy efficiency, along with a fully fenced backyard and the convenience of dual access to the property.

Surrounded by lovely, treed views, this home offers both serenity and convenience. It is within walking distance of the bus stop, tennis courts, primary school, and local doctors, while Belgrave Central is just a five-minute drive away. This is a rare opportunity to secure a spacious, stylish, and well-equipped home in a sought-after location **don't** miss out.

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

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

[Statement of Information](#)









159 Belgrave-Gembrook Road, Selby

Property Features List

Internal Features:

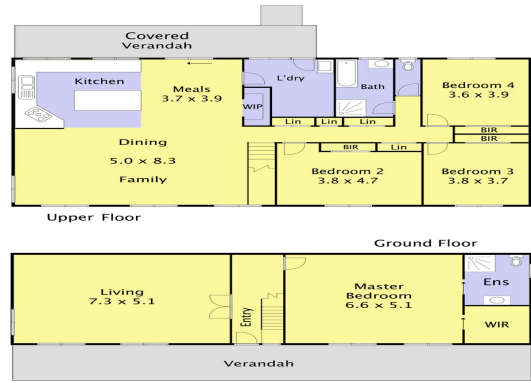
- Solar Hydronic Heating
- (with gas backup)
- LED Lights throughout
- Built in Robes in all Bedrooms
- Lots of Storage
- Hardwood Floors Upstairs
- New Flooring Downstairs
- Large Bedrooms
- Ceiling Fans throughout
- Open Plan Living
- Freshly Painted throughout
- Large Rumpus / Multi Use Room
- 2.7m Ceiling downstairs
- LD Perfect for Home Office
- New Oven & Dishwater
- Under House Storage
- Roof Attic with pull down ladder

External Features:

- Fully Fenced Backyard
- Solar Panels - Electricity & Water
- Dual Access Possible
- Fresh Paint Outside
- Tree Top Views
- Quiet End of Street
- Double Glazed West Facing Windows
- Established Fruit Trees
- Room for Carport or Garage

Sizes and dimensions are approximate, actual may vary.

159 Belgrave-Gembrook Road, Selby
Access to the property - 16 James Street, Selby



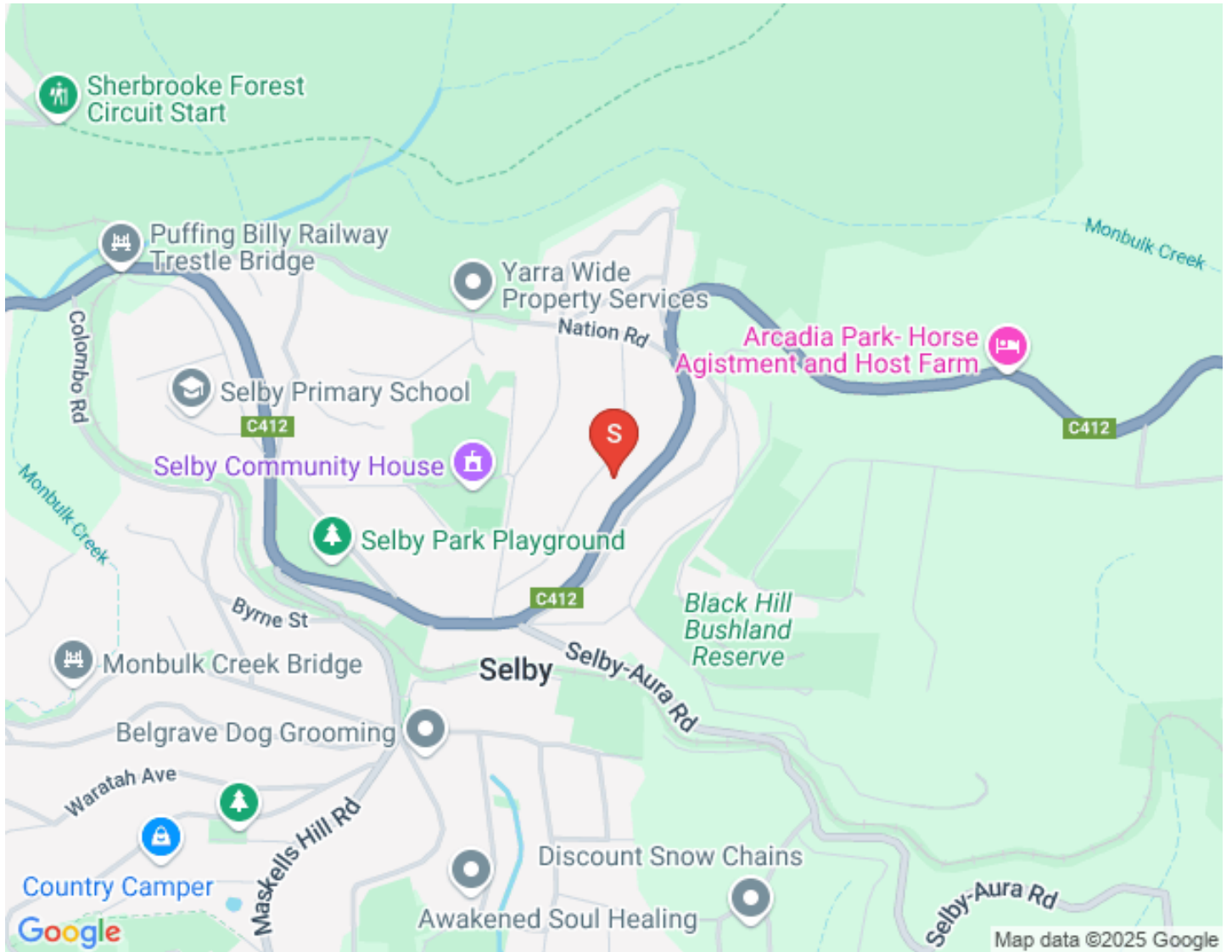
approx. 36sq-332m² (including verandahs)
While every precaution has been taken to verify this information, it does not constitute any representation by the agent or vendor.

Pricing Information

The property at 159 Belgrave-Gembrook Road, Selby is currently for sale at \$1,000,000 - \$1,100,000.

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

After a stellar career in project management/development and marketing in the “inner city” building industry, Jan Brewster knew that the ultimate test of her sales and marketing skills would come from the challenging residential real estate marketplace. Jan’s results over 21 years of working in the Dandenong Ranges have grown to match her extraordinary skills. So much so that her reputation is recognised year after year as a top female agent in the area and she has recently been awarded the Gold Award in sales for Victoria, and winning the ‘Home Sellers Choice Award’ as Agent of Choice from Open Agent for outstanding customer experience.

We talk about the 3 P’s in real estate; Price, Presentation and Promotion, if all of these line up correctly, the property will sell in the shortest possible time and for the most amount of money. My job as a selling and marketing specialist is to provide advice on the presentation that will have a significant impact on the final result. Jan prides herself on helping her clients to achieve success in selling as well as offering advice on buying.

Jan’s dedication to the job is reflected in her consistently high results. One of her most memorable was selling a home in Monbulk that set the suburb record price for a residential property, being sold in excess of \$1.4mil. Not only this campaign but all her sales campaigns are tailored to the highest quality when it comes to marketing and Jan works tirelessly to get her properties the best exposure to buyers; local or from afar.

Jan’s attitude towards her work is simple – “For me, it’s all about showing my clients how I can achieve the best possible price, and to make the whole experience of selling as stress-free as possible.” The fact that Jan continues to be referred onto new clients is a testament of not only her outstanding results but her work ethic and genuine care shown to every client. That’s her definition of success! Outside of work, Jan loves spending time with her grandchildren, entertaining with family and friends, her garden provides great pleasure as well as her adorable fur baby Cooper.

Neighbouring Suburbs

Belgrave

A Character Of Its Own



Belgrave



Belgrave South

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

- [Belgrave South Suburb Profile](#)



Belgrave South



Cockatoo

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

- [Cockatoo Suburb Profile](#)



Cockatoo



Emerald

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



Emerald



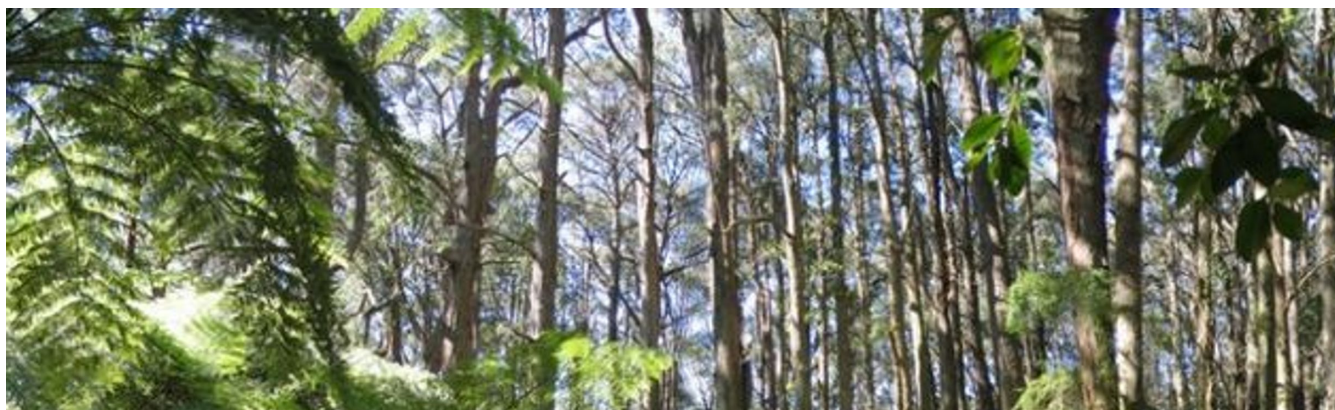
Ferny Creek

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

- [Ferny Creek Suburb Profile](#)



Ferny Creek

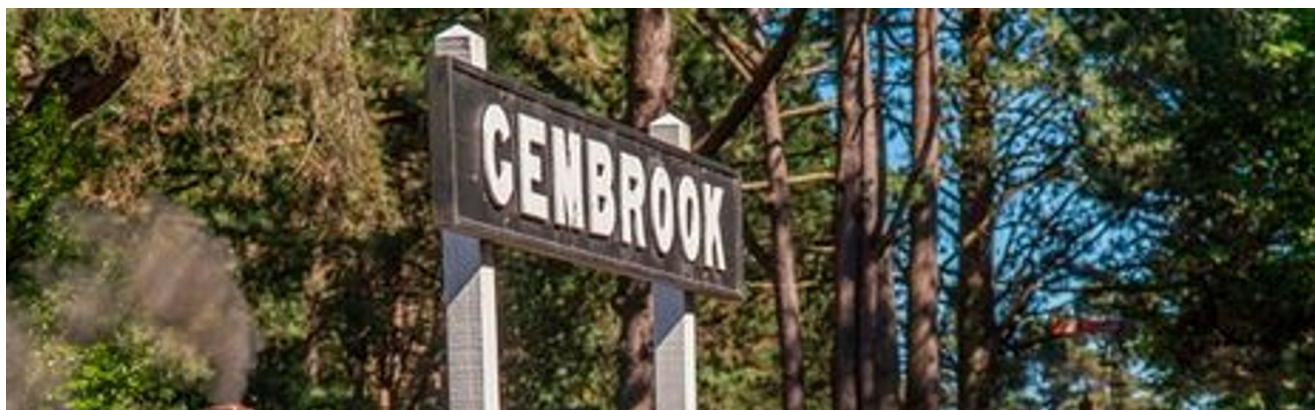


Gembrook

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



Gembrook



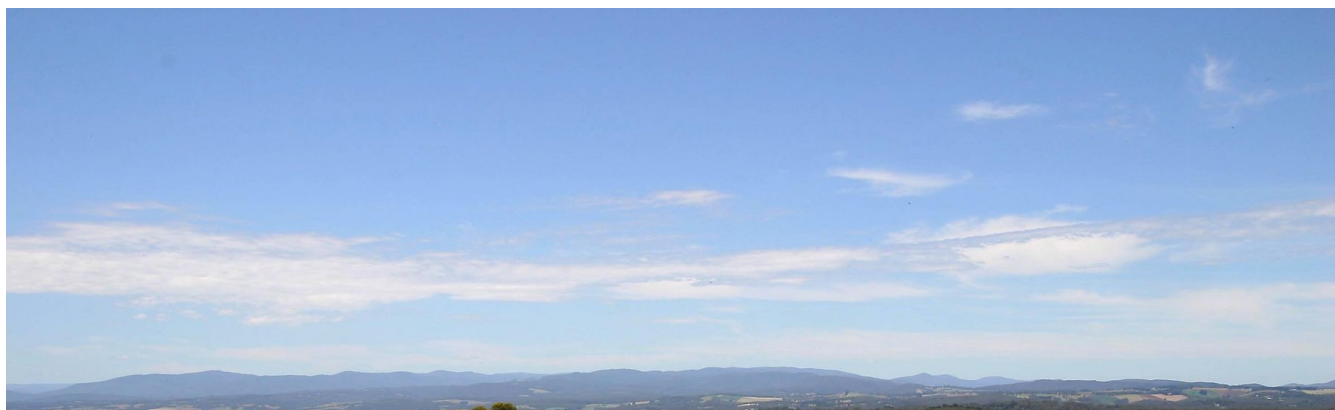
Kallista

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

[Suburb Profile](#)



Kallista



Macclesfield

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

- [Macclesfield Suburb Profile](#)



Macclesfield



Menzies Creek

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

[Suburb Profile](#)



Menzies Creek

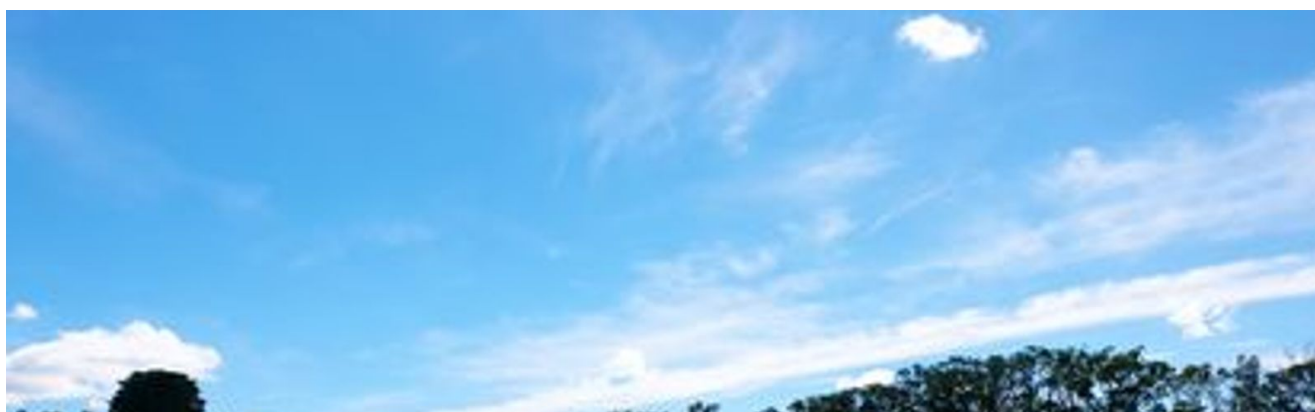


Monbulk

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



Monbulk



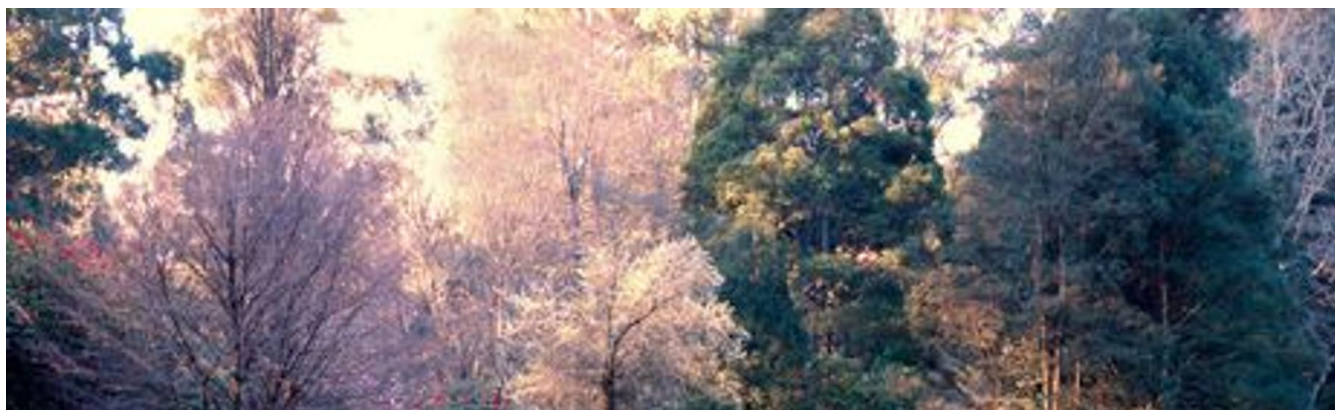
Olinda

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

[Suburb Profile](#)



Olinda



Sassafras

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



Sassafras



Selby

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

[Suburb Profile](#)



Selby



Tecoma

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

[Suburb Profile](#)



Tecoma



The Patch

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

[Patch Suburb Profile](#)



The Patch

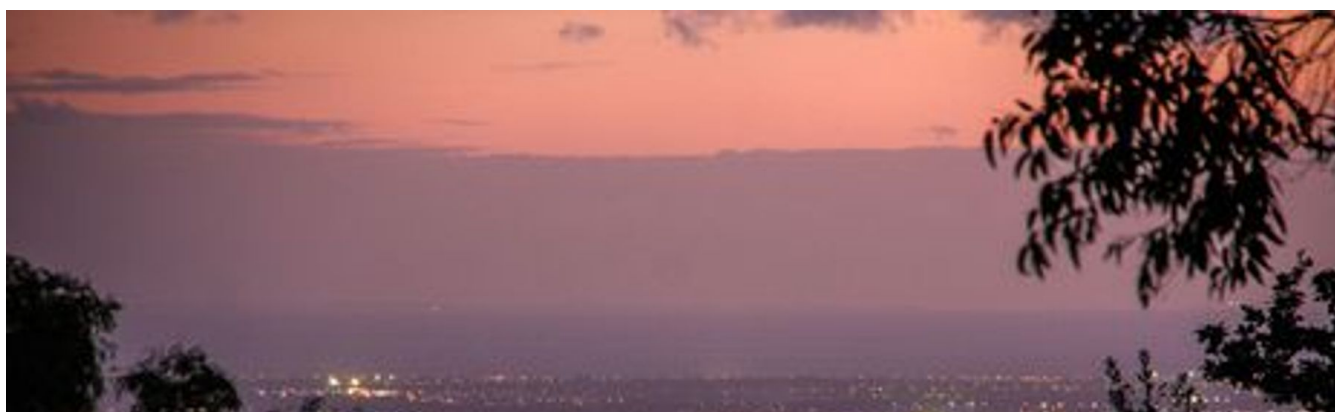


Upwey

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



Upwey



Ranges First National - About Us

Thank you for viewing the E-Book for 159 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.

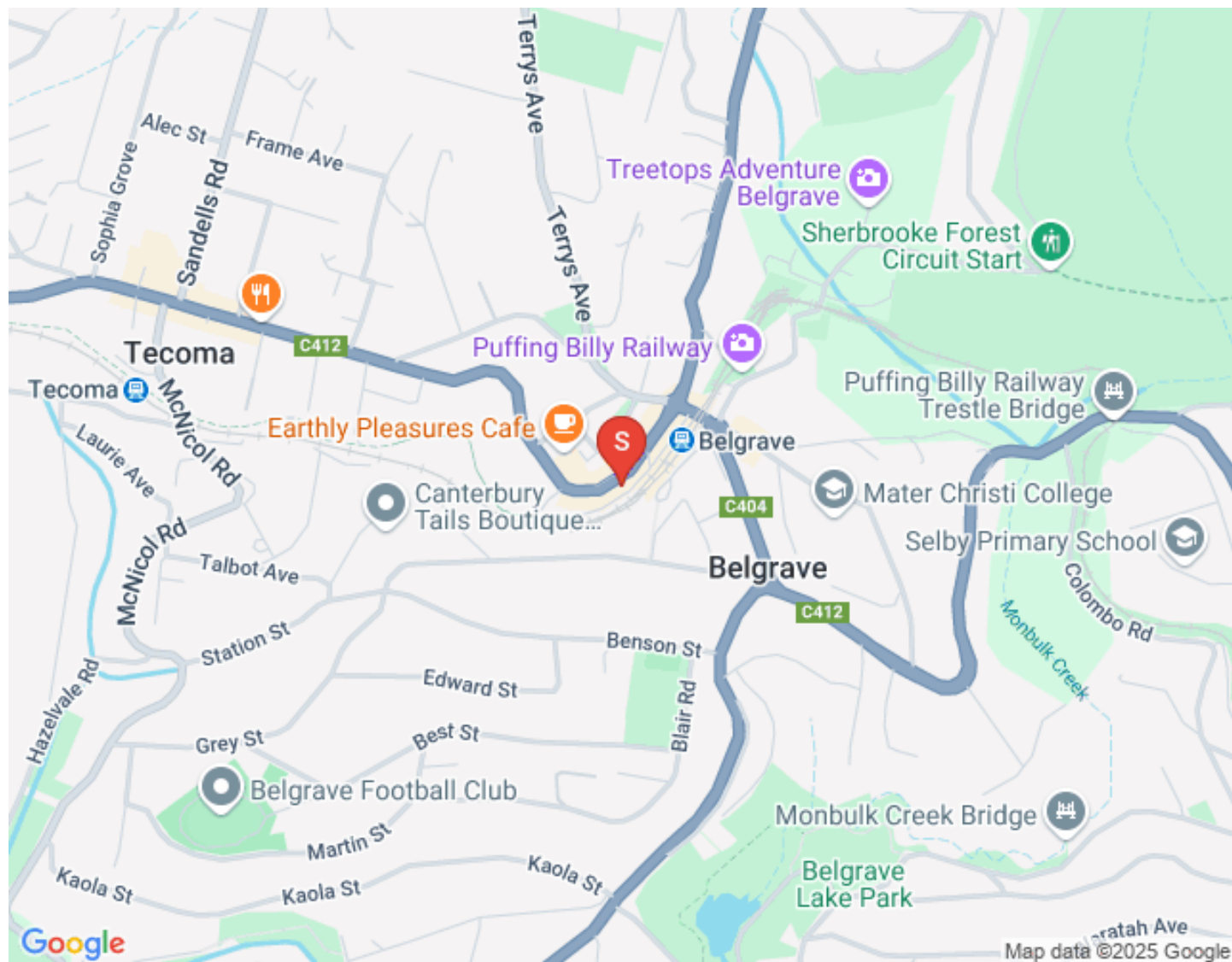
So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafra, Sherbooke and Upwey our team will help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

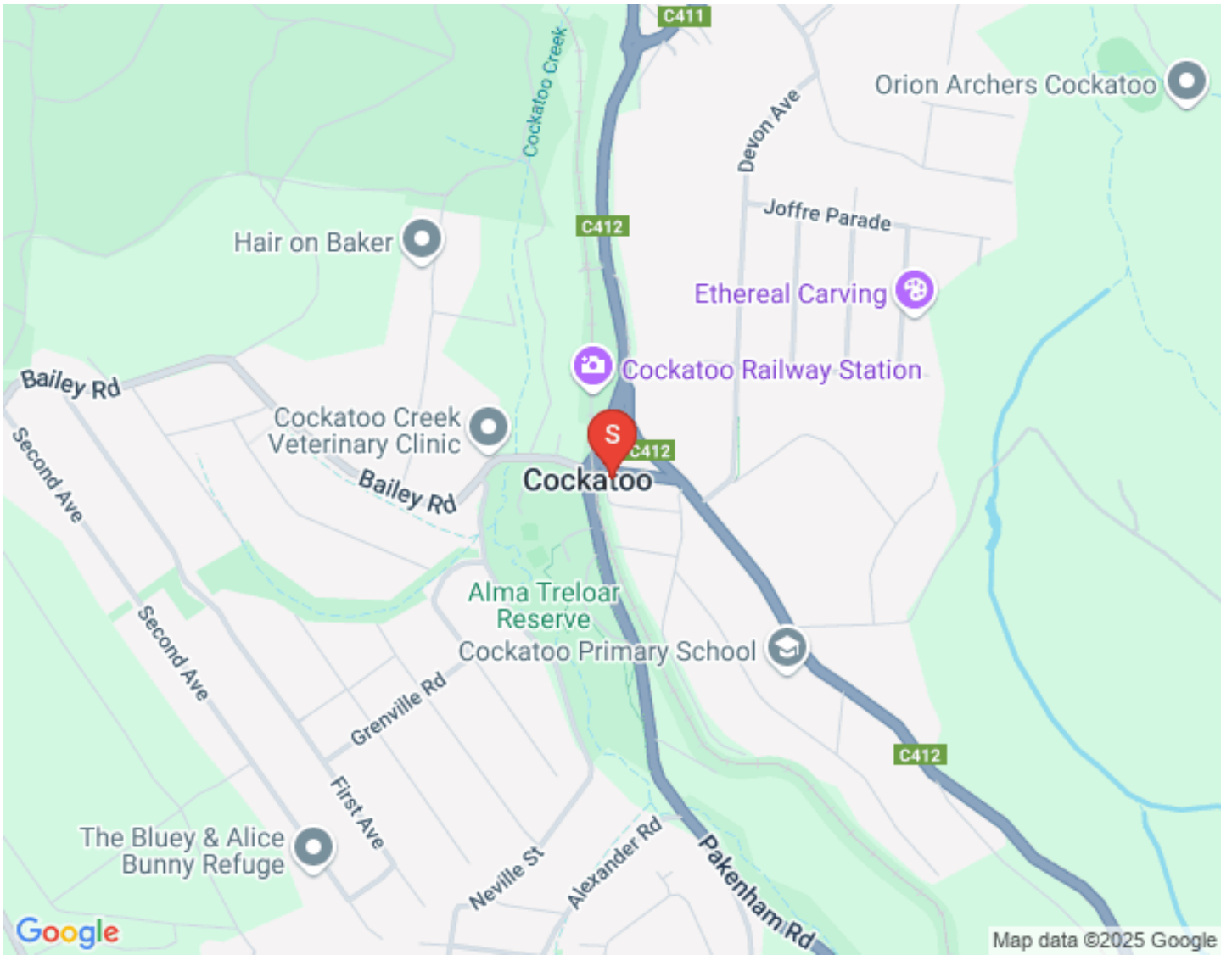
Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email sales@rangesfn.com.au.

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](#)