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## Property Details



**155 Belgrave-Gembrook Road,  
Selby**

**CHARMING CHARACTER HOME WITH  
DUAL ACCESS** enter from James Street

**\$720,000 -**

**\$700,000**

Air Conditioning

Split System Air Conditioni  
ng

Open Fire Place

Split System Heating

Deck

Floor boards

5 Open Spaces

Built In Robes

Dishwasher

### **\*\*INSPECTIONS BY APPOINTMENT ONLY\*\***

Set on an expansive, terraced block of over half an acre, this renovated three-bedroom character home blends timeless charm with modern living. Thoughtfully designed with an open-plan layout and soaring high ceilings, the home is filled with natural light and a sense of space that immediately invites you in.

Polished timber floorboards flow throughout the main living area, where a striking open fireplace becomes the heart of the home perfect for cozy evenings. A split system ensures year-round comfort. The gorgeous kitchen is a true highlight, offering treetop views and breathtaking sunsets framed by picture windows, creating a serene space for everyday living or entertaining.

The modern bathroom has been cleverly combined with a European laundry, providing both functionality and a sleek, contemporary finish.

The master bedroom, located on the lower level, features wall-to-wall mirrored robes and elegant French doors that open to a charming brick-paved path ideal for morning coffee in the garden.

Outside, the generous block offers dual access, ample off-street parking, and dedicated space for a caravan, multiple vehicles, or future shedding (STCA). Families will love the terraced garden

areas that offer room for children to play and explore.

Enjoy the convenience of a fantastic location just a short walk to Minak Reserve, local tennis courts, Selby Primary School, and the local doctor's clinic. Belgrave Central, with its vibrant community, shops, cafes, and train station, is only a five-minute drive away.

This is a rare opportunity to secure a spacious, character-filled home on a substantial parcel of land in a sought-after hills location.

**\*\*PLEASE NOTE LAND SIZE (2300 square metres) IS AN APPROXIMATION\*\***

**\*\*CAN ALSO BE ACCESSED OFF OF JAMES STREET\*\***

Photo ID required at all our open for inspections and auctions. We may refuse to provide further information on the property should you prefer not to disclose your full contact information including phone number. Please note that properties listed for auction may be sold prior.

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

Photos may include virtual staging.

Purchasers should make their own enquiries and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>

[Statement of Information](#)





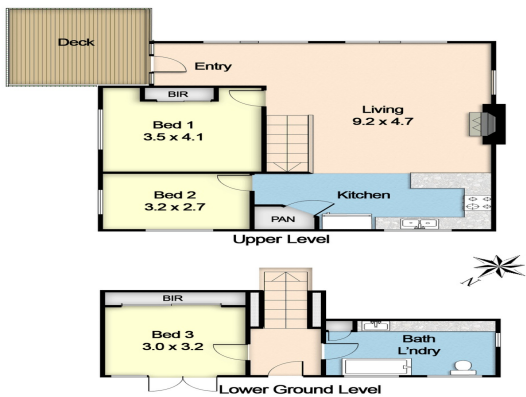








155 Belgrave Gembrook Rd, Selby



Total Internal Area 107.83m  
 Sizes and Dimensions are approximate only



## Pricing Information

**The property at 155 Belgrave-Gembrook Road, Selby is currently for sale at \$720,000 - \$790,000.**

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





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national**  
REAL ESTATE  
Ranges

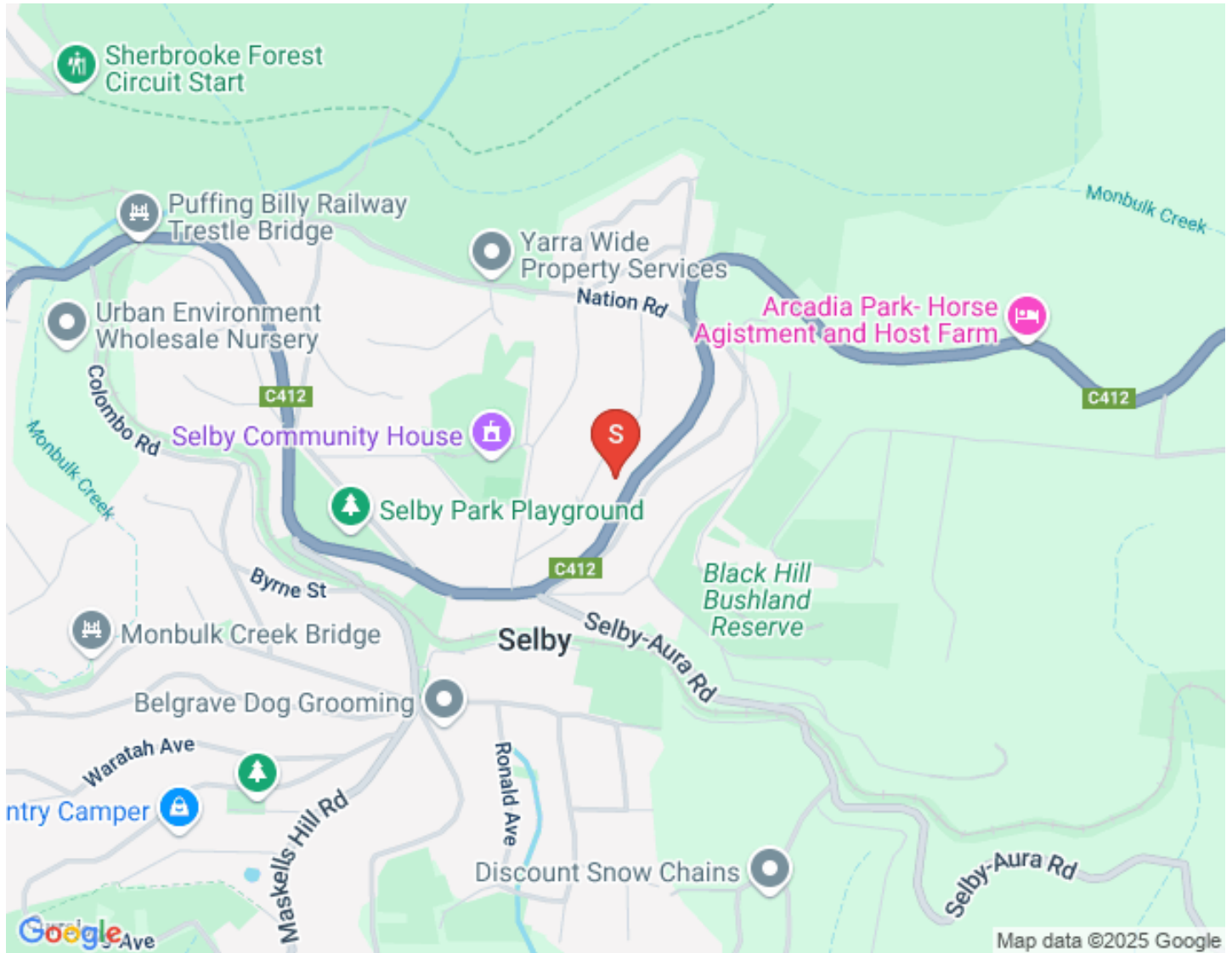
**Jan Brewster**

0409 558 805

9754 6111

janb@rangesfn.com.au

## Location



## Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

## Your Local Agents



### **JAN BREWSTER**

#### SENIOR SALES CONSULTANT

0409 558 805

[janb@rangesfn.com.au](mailto: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.





## NICOLE MCRAE

SALES ADMINISTRATION & MARKETING

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[info@rangesfn.com.au](mailto:info@rangesfn.com.au)

With over 30 years of dynamic experience in customer service and administration, Nicole has developed a robust and versatile skill set that positions her as a leader in her field. Her extensive background includes impactful roles with major corporations, where she mastered the intricacies of client relations and business operations across multiple industries.

Nicole is known for her vibrant energy and unwavering commitment to excellence, characteristics that are evident in her work within the thriving Hills community. In 2013, she discovered her true passion for real estate while working in the local area, and since then, she has embraced various roles with enthusiasm and determination. Her contributions in reception, administration, marketing, and sales support have not only expanded her expertise but have also made her a vital asset in driving success at Ranges First National.

Beyond her professional achievements, Nicole's diverse interests reflect her well-rounded personality and zest for life. She is an avid gardener, finding fulfillment in nurturing her plants, and a passionate photographer who captures the essence of her surroundings. Her love for live music fuels her spirit as she actively seeks out concerts to enjoy a variety of performances.

Staying fit and centered is essential for Nicole; she consistently practices Pilates and engages in Reiki and meditation to maintain her well-being. Additionally, she cherishes every moment spent with her family, whether it's cheering for her daughter's local football games or enjoying quality time with her husband, friends & family. Walking her dog, Jaxon, is a cherished part of her day, as is playing with her other furbaby, Luna.

Through her unwavering dedication and confident approach, Nicole embodies the qualities of a true professional committed to personal and professional excellence.

## 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

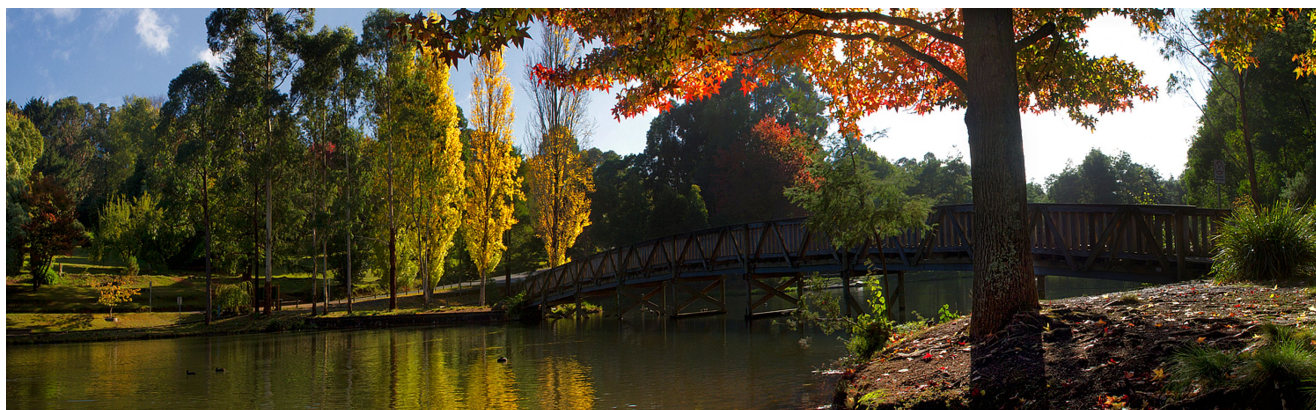


# Emerald

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



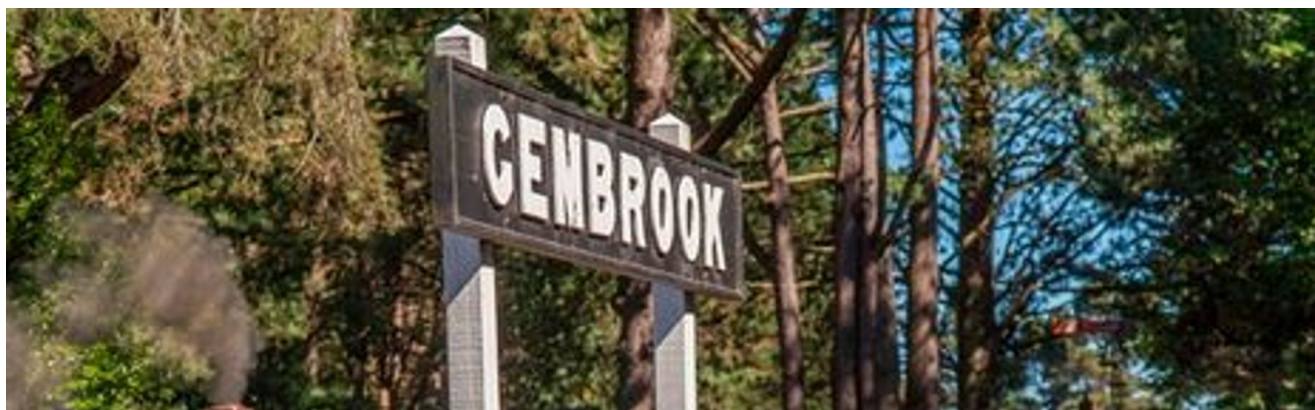


# Gembrook

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



## Gembrook



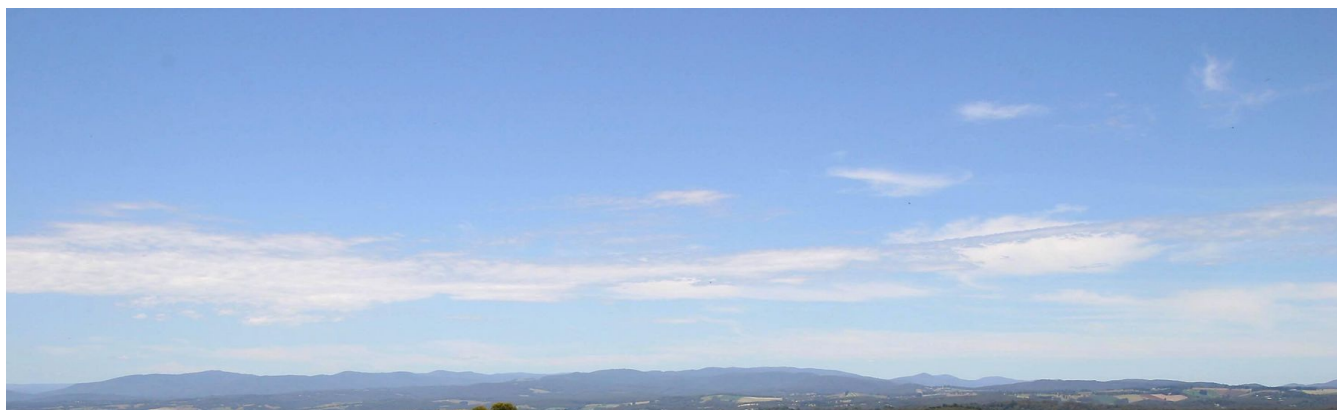
# Kallista

Tourisim 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

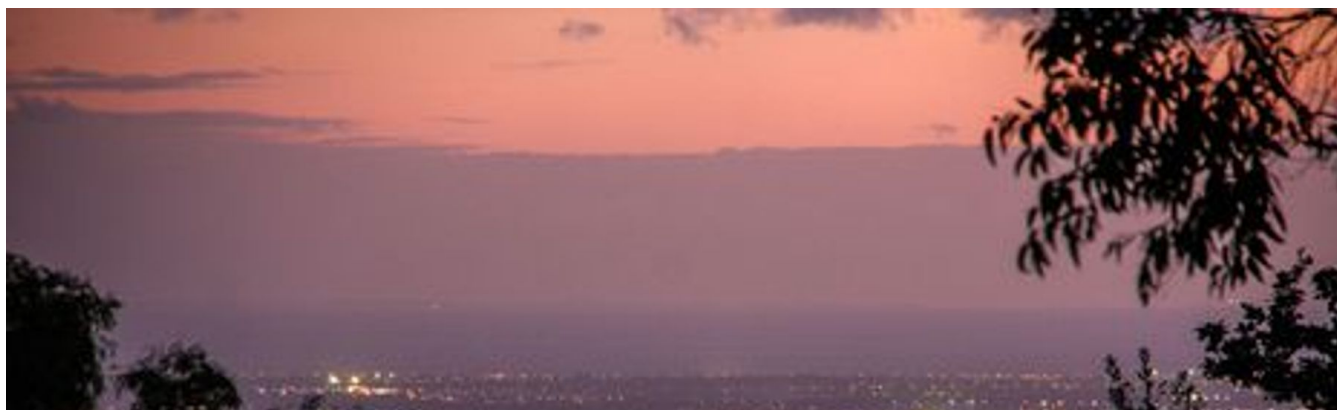


# Upwey

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 155 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.

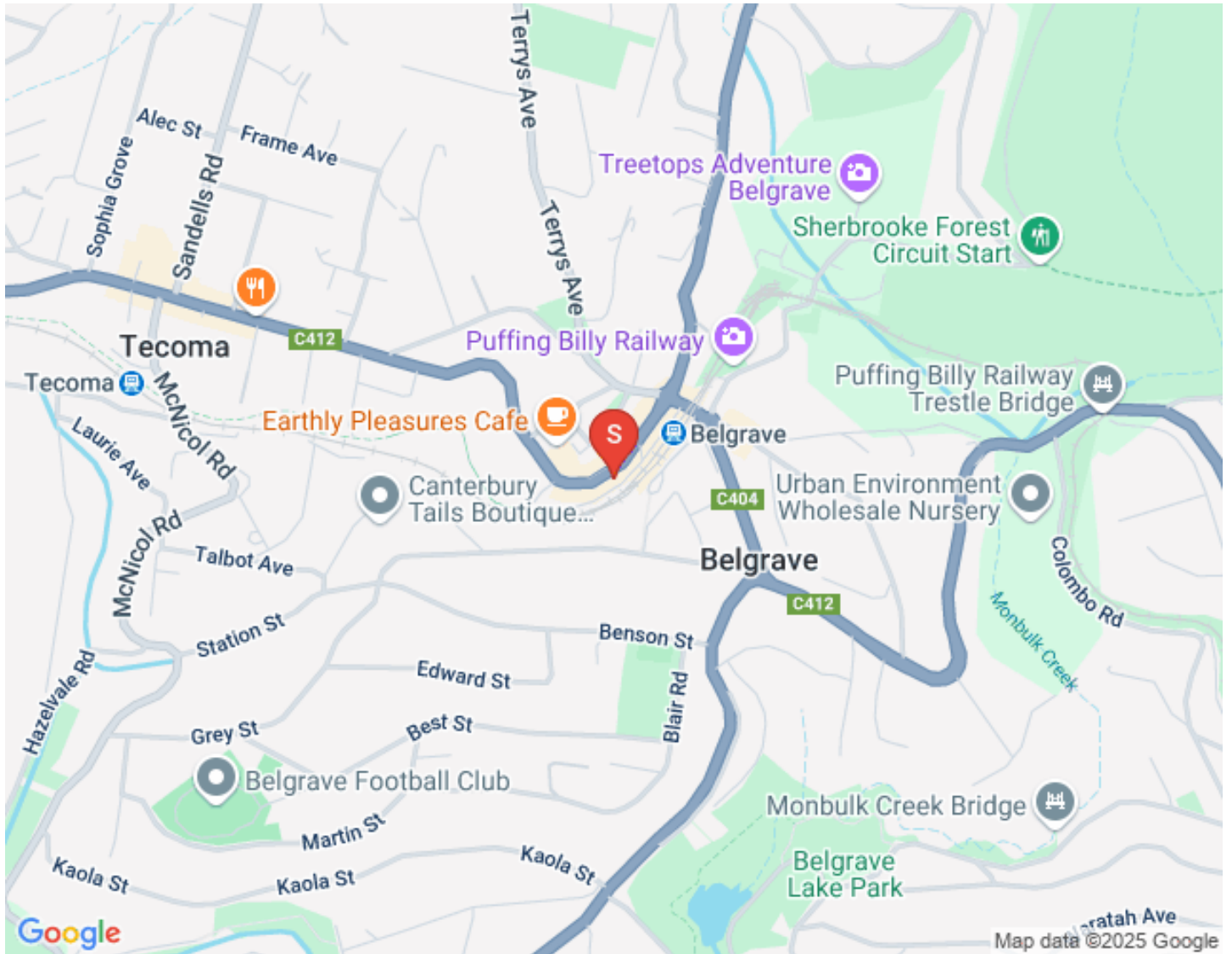
So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafras, Sherbooke and Upwey our team will help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

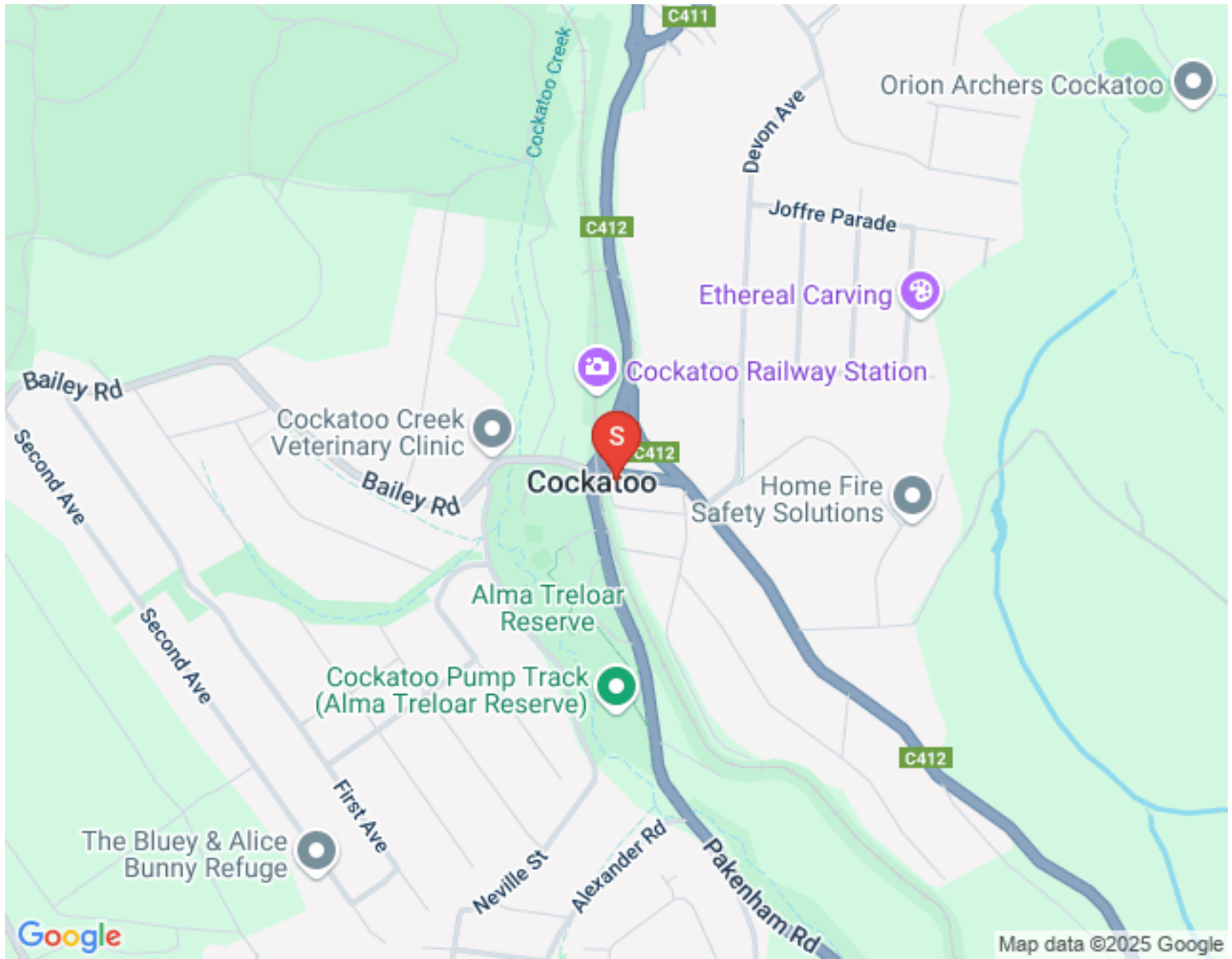
Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email [sales@rangesfn.com.au](mailto:sales@rangesfn.com.au).

***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](#)