

## Table of Contents

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

## Property Details



### 82 Belgrave-Gembrook Road, Belgrave

A HIDDEN GEM IN A PRIVATE LOCATION  
💎 OPPORTUNITY AWAITS!

**\$720,000 -**

**\$700,000**

Air Conditioning

Split System Air Conditioni  
ng

Open Fire Place

Split System Heating

Courtyard

Nestled in one of Belgrave's most picturesque settings, this remarkable property presents a rare opportunity to secure a spacious family home with endless potential. Perfectly positioned within walking distance to Belgrave Central, yet tucked away in a serene natural landscape, this home offers the best of both worlds 💎 convenience and tranquility.

The home and bungalow both require renovations, but the possibilities are limitless. Set on a beautiful 2450 sq. mtr block with the Monbulk Creek meandering at the bottom. The main residence features three bedrooms, three expansive living zones, an updated bathroom, open fireplaces plus a split system, ensuring ample space and comfort for entertaining, and everyday family life. Whether you seek a cozy retreat by the fireplace or a light-filled space to host guests, this home offers the flexibility to suit your lifestyle.

Adding to the property's appeal is a separate one-bedroom bungalow, an ideal space for extended family, guests, or even a home office. The bungalow is not attached to the main house, it is nestled within the garden and courtyard.

For those who require storage or workshop space, the large double garage provides plenty of room for vehicles, tools, and hobbies. With Belgrave's cafes, shops, schools, and transport

links just a short stroll away, this is an unbeatable location that combines convenience with natural beauty.

If you are ready for a renovation, opportunities like this don't come often a home in a fantastic location set on a beautiful block of land, your chance to add your own personal touch. Don't miss out on making this property your dream home!

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

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

[Statement of Information](#)













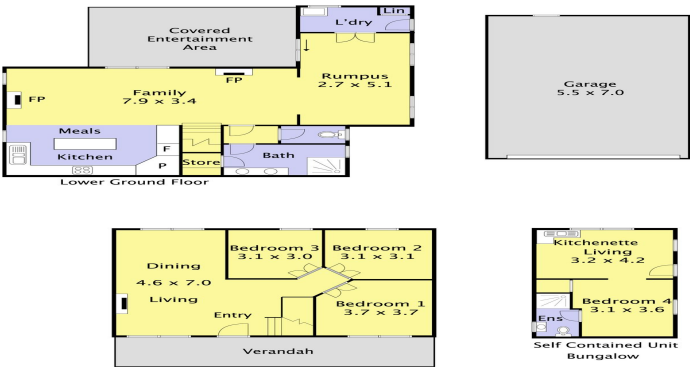








82 Belgrave Gembrook Road BELGRAVE



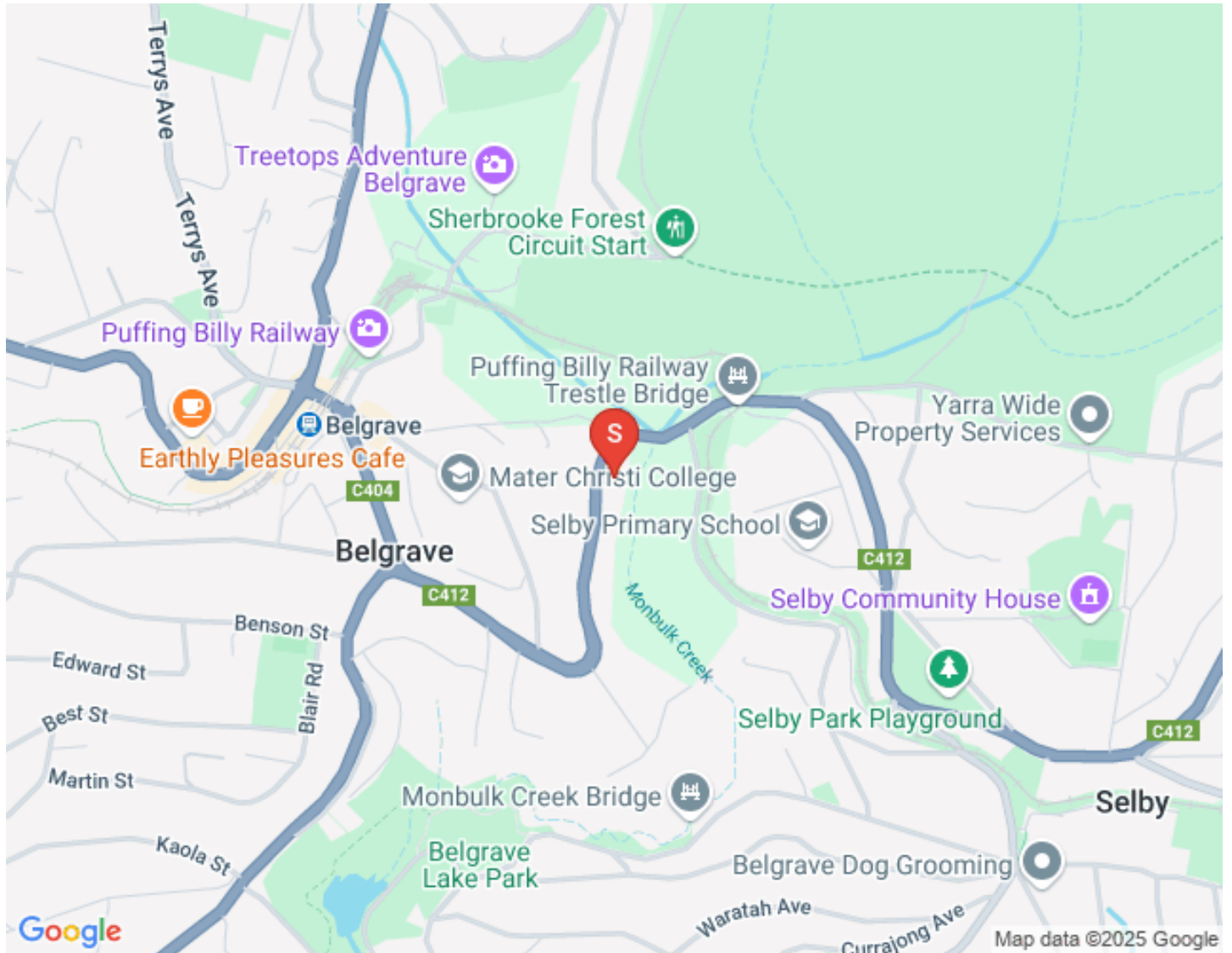
approx. 255sq-233m<sup>2</sup> (including verandahs)  
 While every precaution has been taken to verify this information, it does not constitute any representation by the agent or vendor.



## Pricing Information

**The property at 82 Belgrave-Gembrook Road, Belgrave is currently for sale at \$720,000 - \$790,000.**

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





## Key Documents

[Download the Due Diligence Checklist](#)

## 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.



## 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



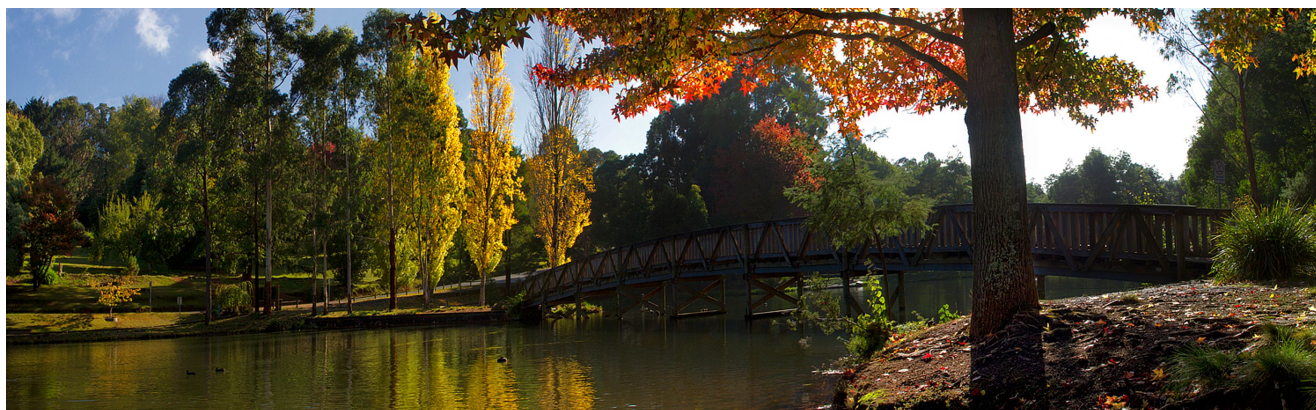


# Emerald

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

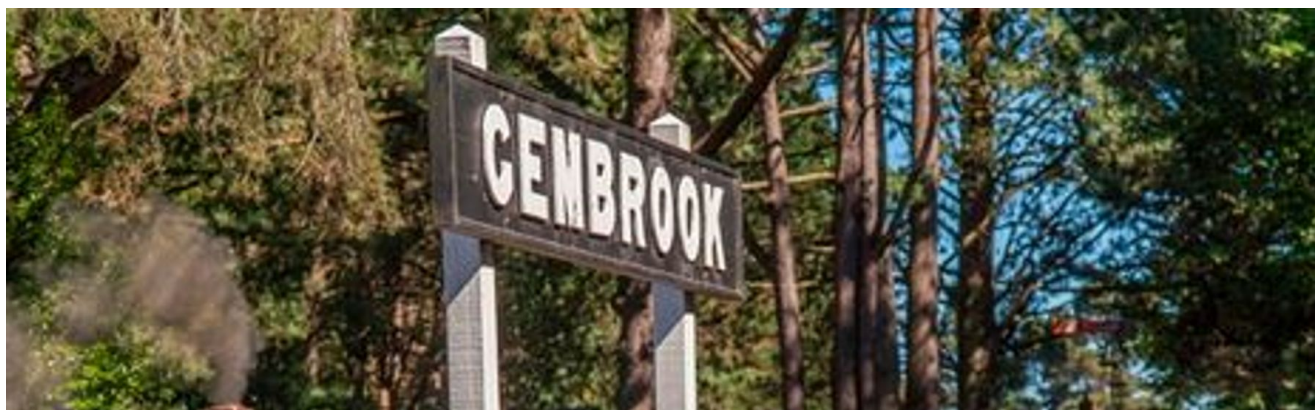


# Gembrook

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



## Gembrook





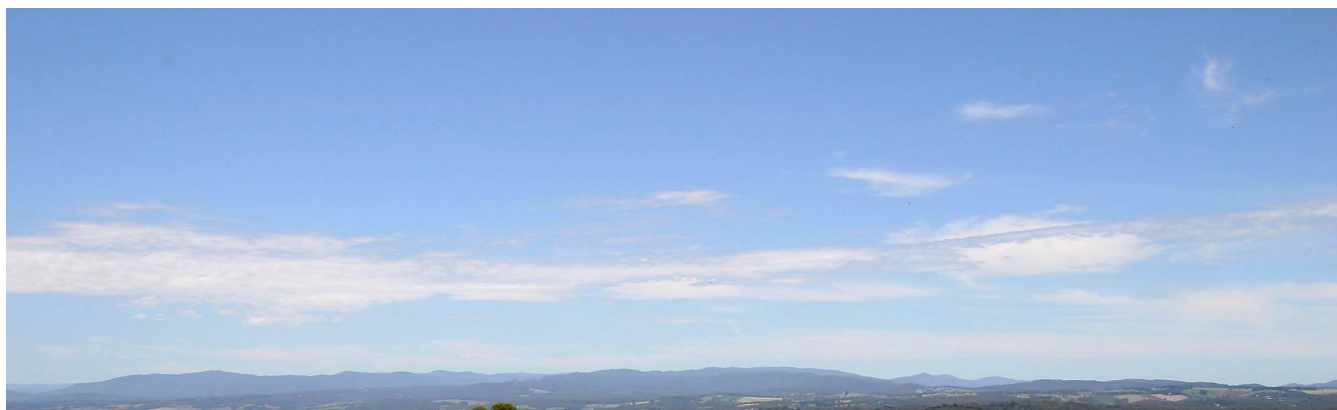
# Kallista

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



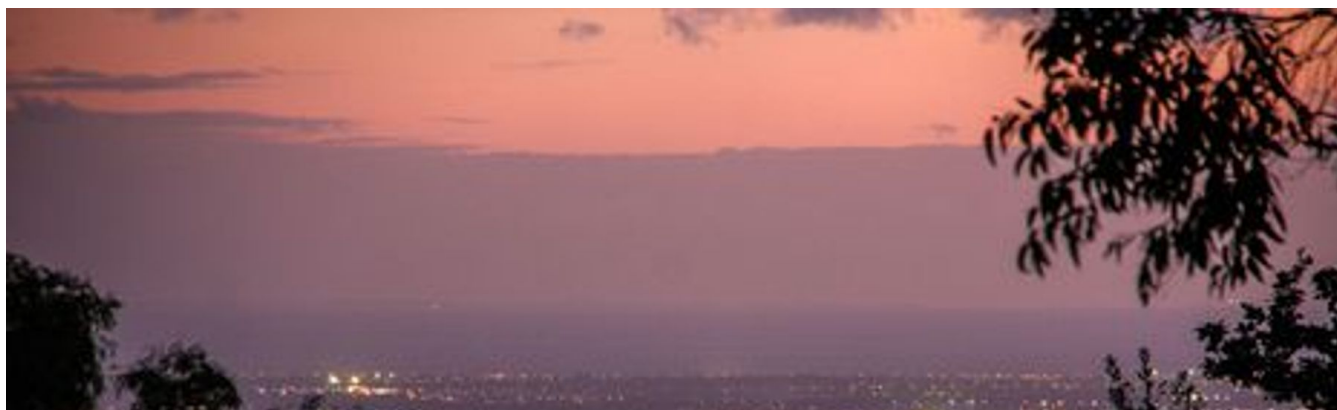


# Upwey

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 82 Belgrave-Gembrook Road Belgrave, 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.

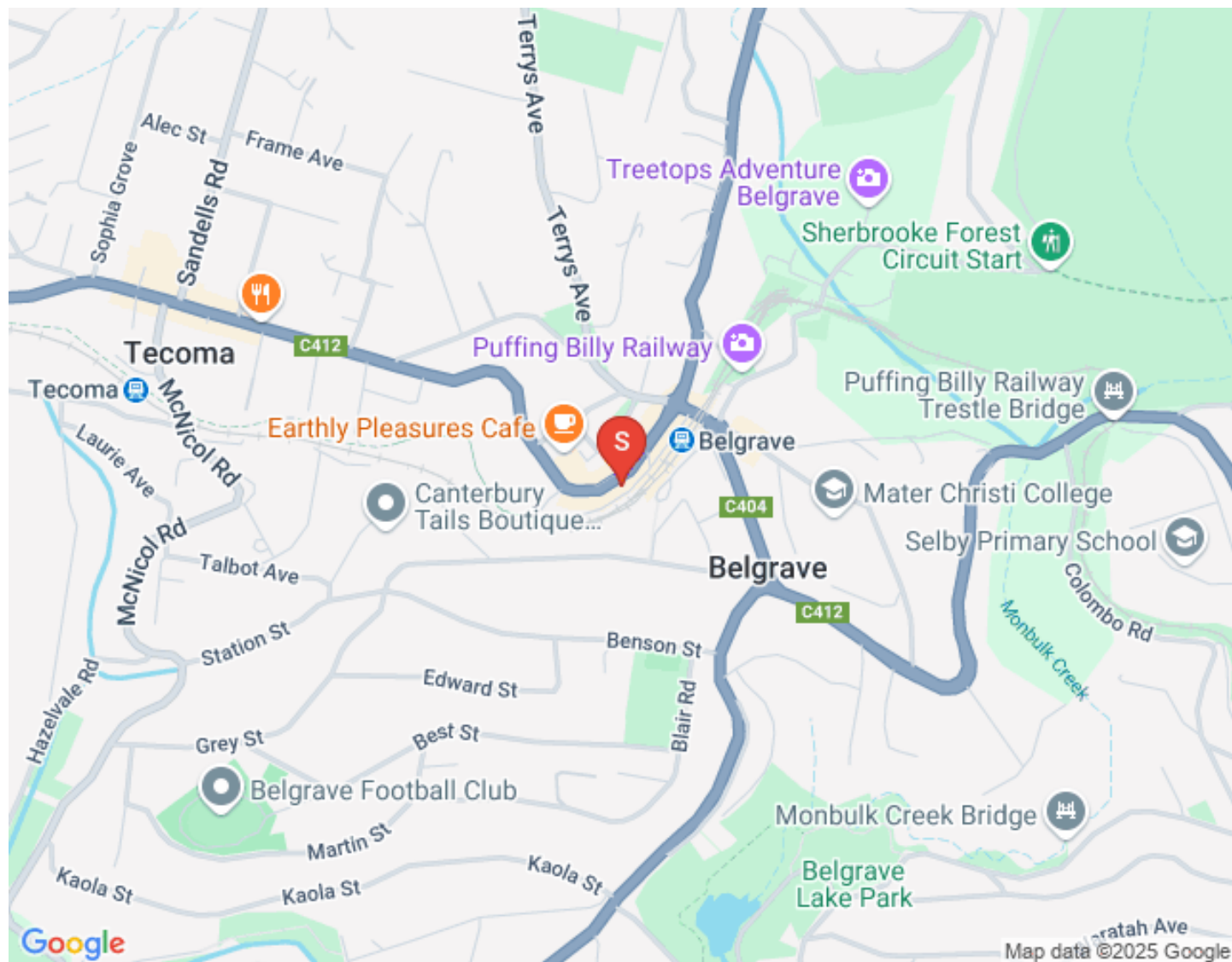
So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafra, Sherbooke and Upwey our team will help 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](mailto:sales@rangesfn.com.au).

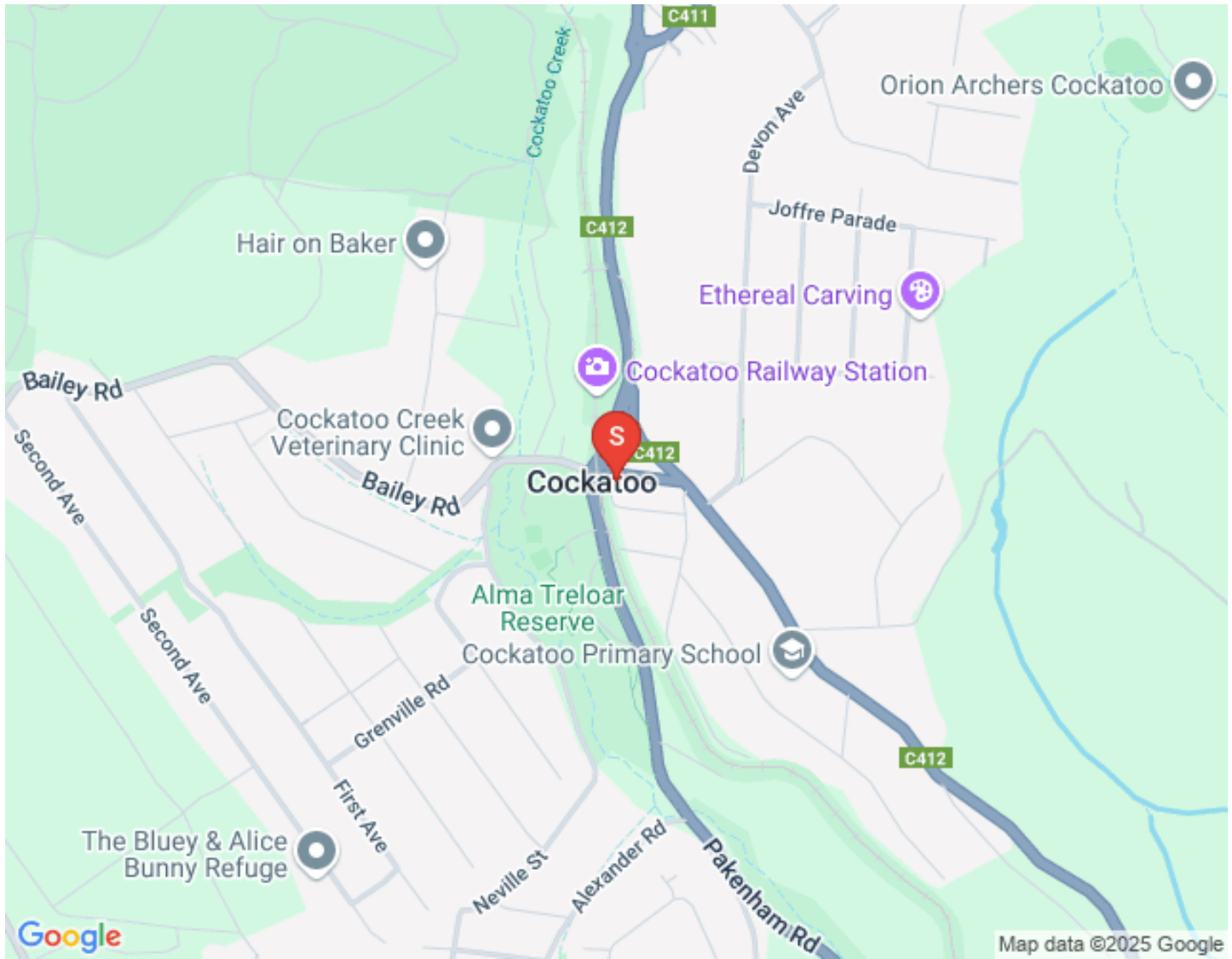
***We put you first.***

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](#)