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## Property Details



**26 Monbulk Road, BELGRAVE**

**AN ELEGANT HIDDEN TREASURE**

**\$950,000 - \$1,045,000**

4 2 3

Rumpus Room

Open Fire Place

Ducted Heating

Floor boards

Outdoor Entertaining

3 Open Spaces

Dishwasher

From the moment you step inside this gorgeous character filled home you won't want to leave as the peaceful and private setting provides the perfect relaxed atmosphere for enjoyment, and yet is only 350 meters away from the bustling township of Belgrave.

Featuring:

- ❖ 4 generous sized bedrooms, master with spectacular bay window
- ❖ Formal and informal living zones over two levels
- ❖ Magnificent, distressed timber kitchen perfectly framed by the leadlight feature window
- ❖ Baltic polished floorboards throughout
- ❖ High ceilings, heritage light fittings, Victoria skirtings
- ❖ Sunroom with lead light feature windows could also be a beautiful study
- ❖ Wrap around Jarrah veranda with access through double glass doors off the sunroom, lounge room, and master bedroom, perfect for a morning tea or evening wine.
- ❖ Large full length lower deck, excellent for larger gatherings
- ❖ Three open fireplaces as well as ducted heating throughout
- ❖ Separate studio in a garden setting has been used as a home office
- ❖ Brick pathways throughout the established gardens which include magnificent ferns,

## Camelias and Rhododendrons

This original hills home sits on a 1644sqm block has been restored to its grand and elegant era but with all the modern amenities. An inspection will not disappoint.

Ranges First National COVID directives being followed\*

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

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

[Statement of Information](#)





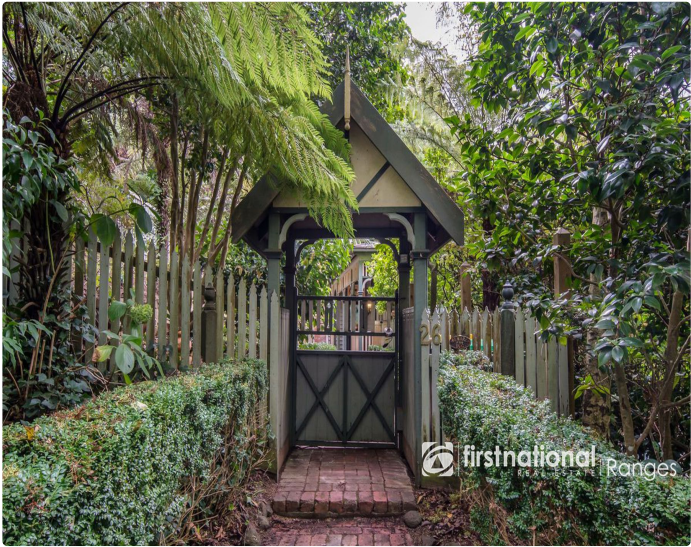












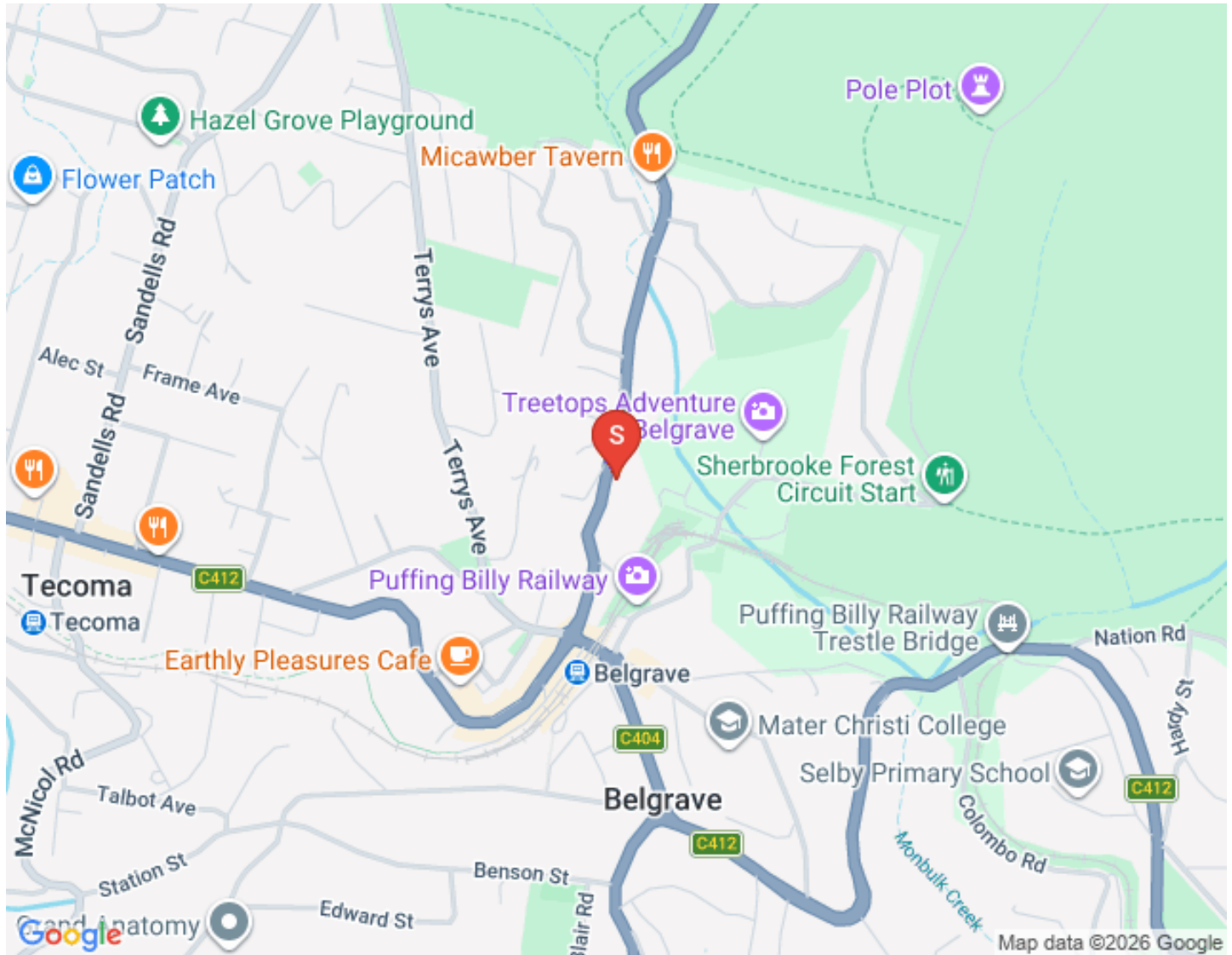
## Pricing Information

**The property at 26 Monbulk Road, BELGRAVE is currently for sale at \$950,000 - \$1,045,000.**

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



## 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 22 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 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](#)



# Tecoma

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

[Suburb Profile](#)



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# The Patch

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

[Patch Suburb Profile](#)



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# 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 26 Monbulk 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, Sassafras, Sherbooke and Upwey our team will help

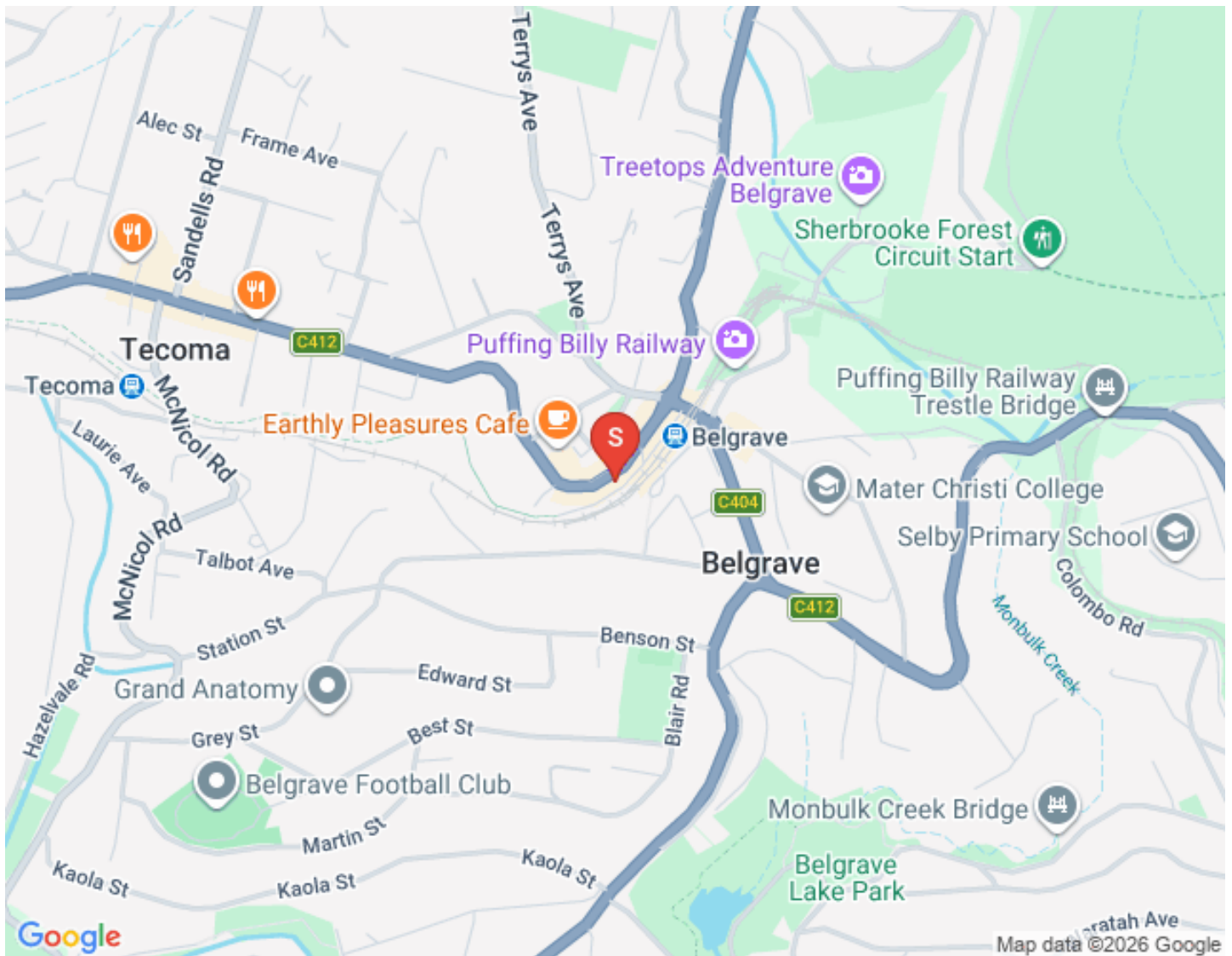
you find the perfect place.

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).

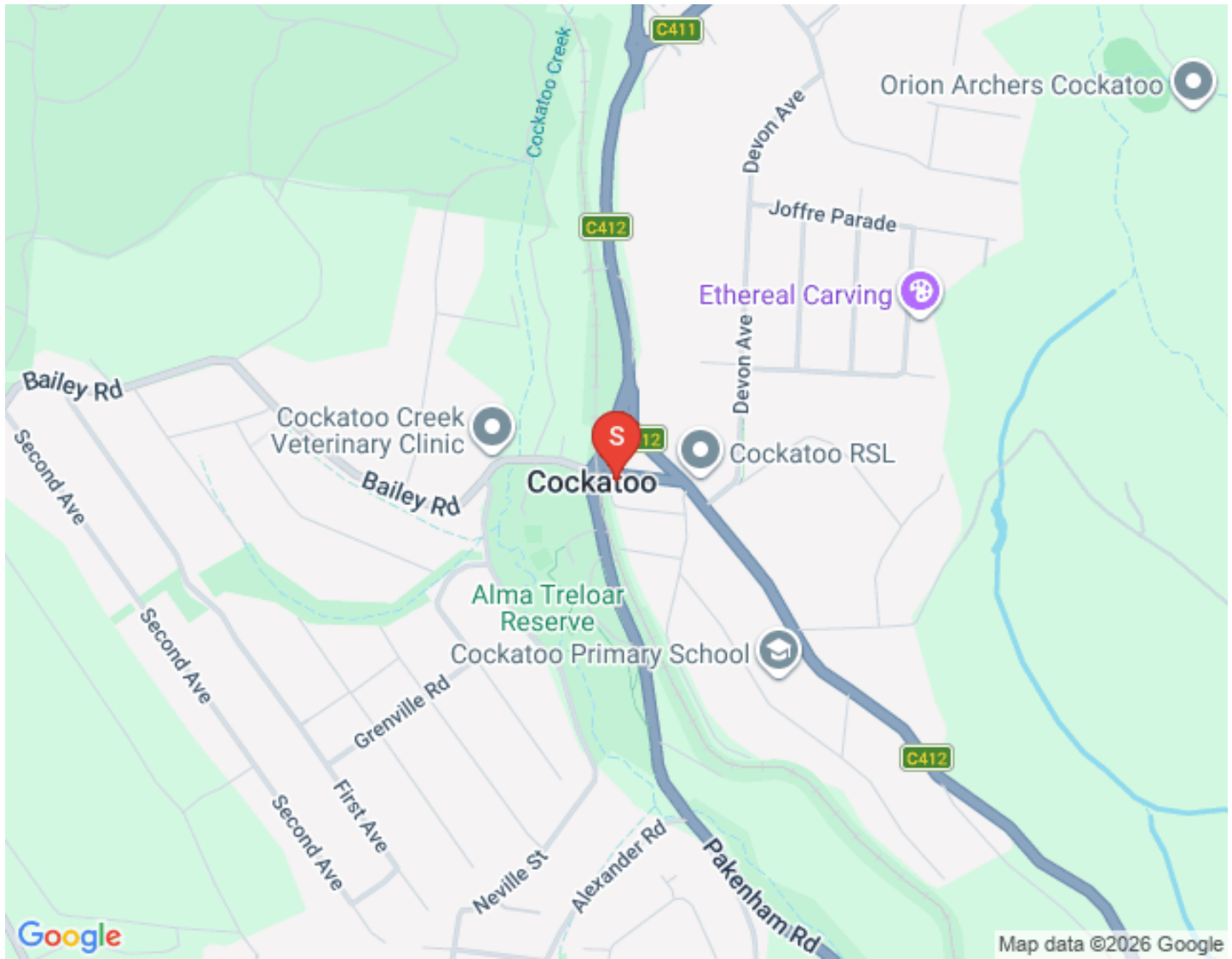
***We put you first.***

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](#)