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## Property Details



### 74 Station Street, BELGRAVE

**SPACIOUS FAMILY HOME SET ON TWO LOTS, WALKING DISTANCE TO MAIN STREET BELGRAVE AND TRAIN STATION.**

**\$1,150,000 -**

6 3 1 **\$1 250 000**

Study

Ducted Heating

Floor boards

Built In Robes

Boasting an unbeatable location, this sprawling property is a leafy mountain retreat within a 2 minutes walk of Belgrave's railway station, main street shops, cafes, tennis courts and swimming pool.

Exceptionally generous in size, this home sits on 2 lots and boasts 6 bedrooms, a sunroom/home office, 3 bathrooms, 4 toilets and a flexible floor plan suitable for family life and working or studying from home.

The 3 outdoor decks have private elevated views of the green surrounds, with the balcony accessed through bi-fold doors off the kitchen, a perfect spot for a morning coffee. Convenient features include a master bedroom with a private balcony, walk-in robe and en-suite, stunning bathrooms with luxury fittings, exquisite light fittings, gas ducted heating, new carpets, polished floorboards, refreshed kitchen and a fresh colour palette throughout. Also, there is multiple off-street parking, a carport and ample storage. Tastefully renovated, the home has the charm and character of period features, with stylish modern-day fittings. Awaiting its new owners are new concrete stumps, improved driveways and courtyards. Just walk in to start enjoying the much-coveted hills lifestyle. Only under an hour to Melbourne CBD by train or car, this home offers a convenient base to commute from for work or study, whilst also having unlimited choices for leisure nearby. Families will enjoy the short walk to the local playground, pools and walking tracks. Puffing Billy, Sherbrooke Forest, Olinda, Sassafras and other famed destinations in the Dandenong Ranges are all a few minutes away. This premiere property is not to be missed!

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 74 Station Street, BELGRAVE is currently for sale at  
\$1,150,000 - \$1,250,000.**

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



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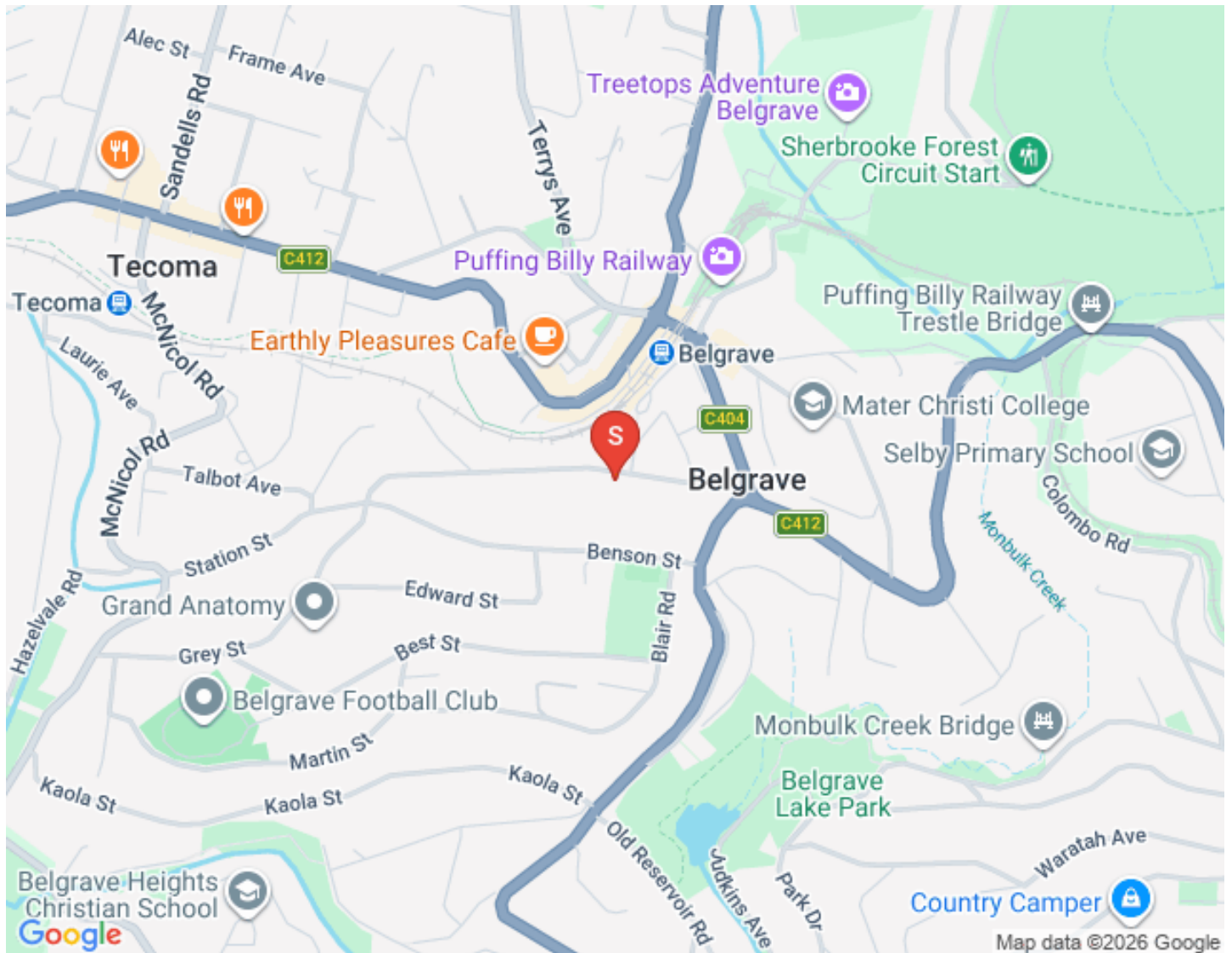
**Jan Brewster**

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 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](#)



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# 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](#)



# 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 74 Station Street 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

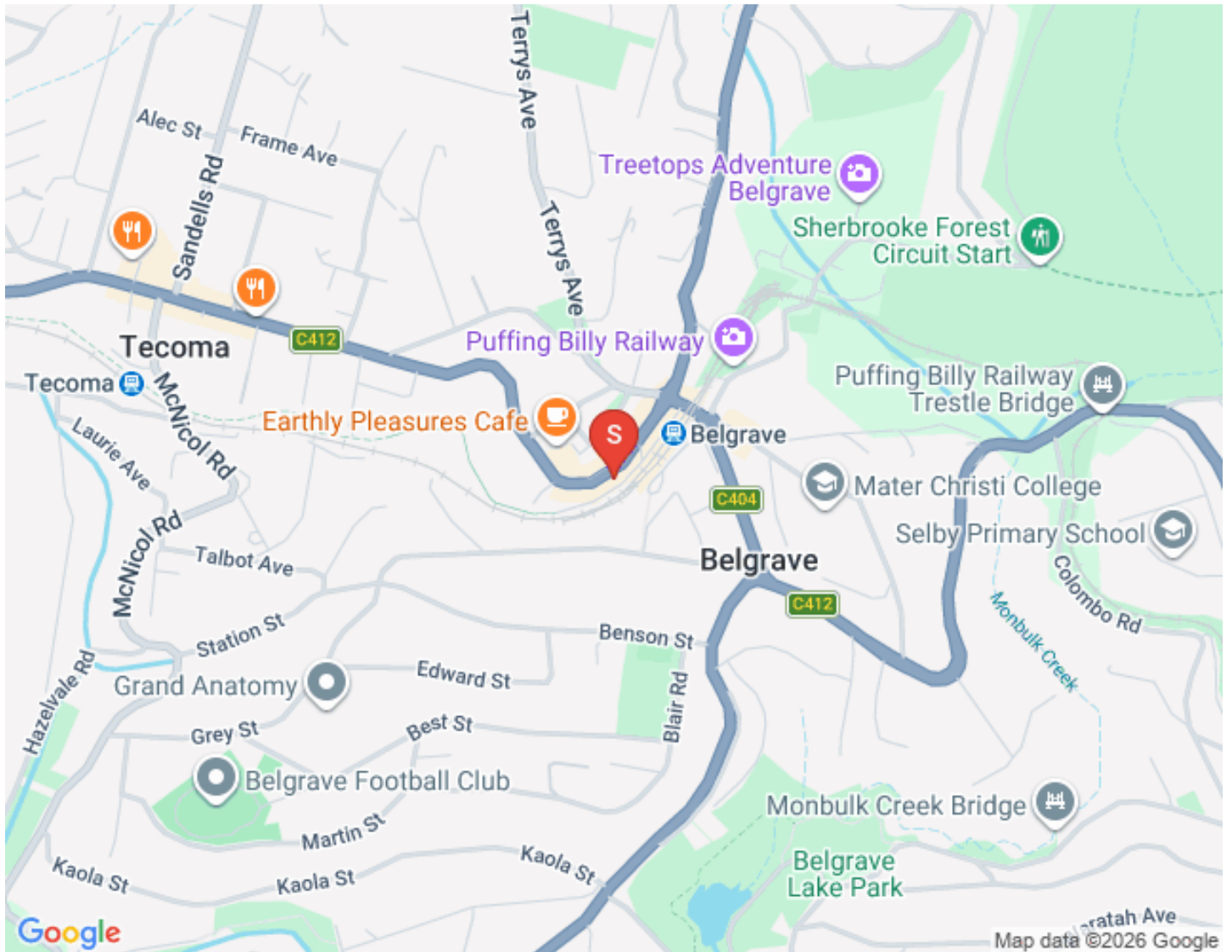
you find the perfect place.

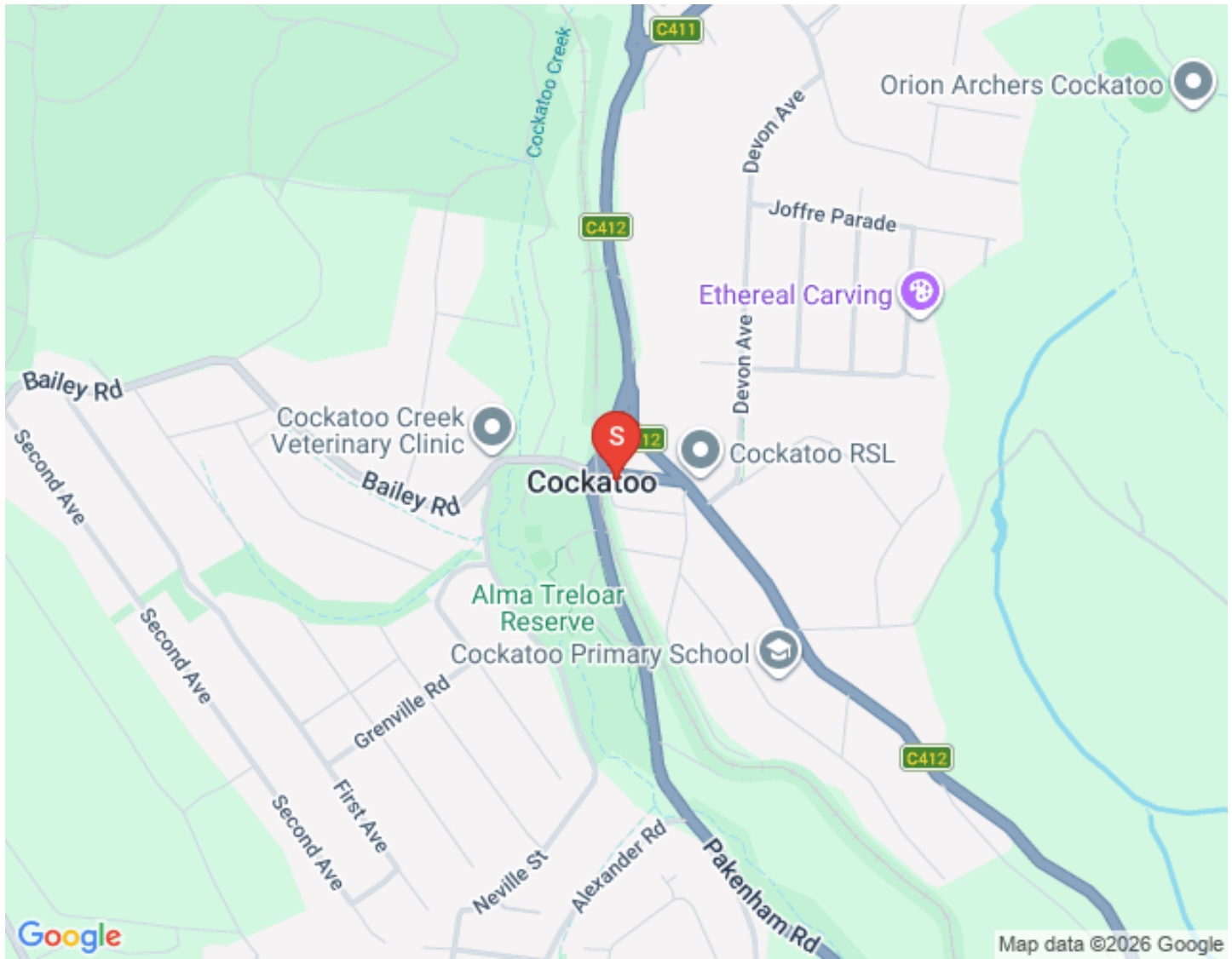
Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email [sales@rangesfn.com.au](mailto:sales@rangesfn.com.au).

***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](#)