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Property Details



**117 Belgrave-Gembrook Road,
Selby**

**OPPORTUNITY TO COMBINE YOUR HOME
AND WORK.**

\$820,000 -

\$880,000

Air Conditioning


Split System Air Conditioni
ng

Split System Heating









Ducted Heating


12 Open Spaces

Dishwasher

Once the Selby General Store this local landmark property has been renovated, updated and refurbished, ready to be a residence, a new business opportunity, or both  so it offers a great opportunity to provide some extra service to the local community.

The property includes:

-  1275 m2 allotment
-  2 bedrooms
-  Central contemporary bathroom, plus a second toilet
-  Living space
-  Laundry
-  Kitchen -900mm stove, dishwasher and S/S benches
-  Cool room
-  Retail area comprising of open plan space

-  Ducted heating, split system

There are some lovely character features including high ceilings, strapping and some pressed metal ceilings.

You may like to investigate opening that new business opportunity you've been thinking of, tearooms, art studio, micro-brewery, tapas bar, physio, wellness studio, craft studio the options are endless and subject to council approval.

I'm sure the locals would love to see the Selby General Store sign go up again.

If you've got the vision, we've got the property, so please contact Mick Dolphin on 0429 684 522 or Anthony Iorlano on 0494 142 438 to arrange your inspection today!

The owner is also open to renting the property if a suitable tenant puts forward a proposal, please call to discuss.

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

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

[Statement of Information](#)

Location



Pricing Information

The property at 117 Belgrave-Gembrook Road, Selby is currently for sale at \$820,000 - \$880,000.

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

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



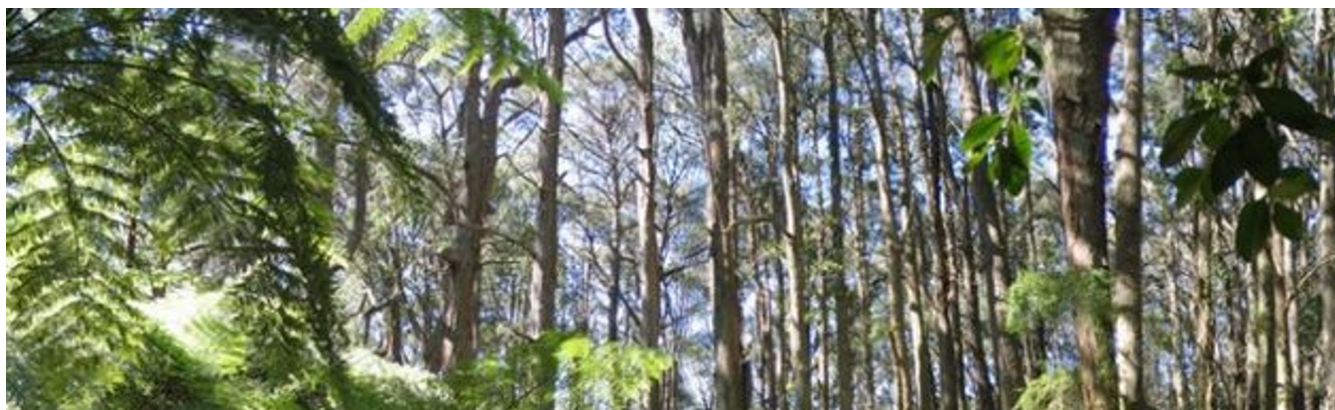
Ferny Creek

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](#)

 **firstnational**
REAL ESTATE | Ranges

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

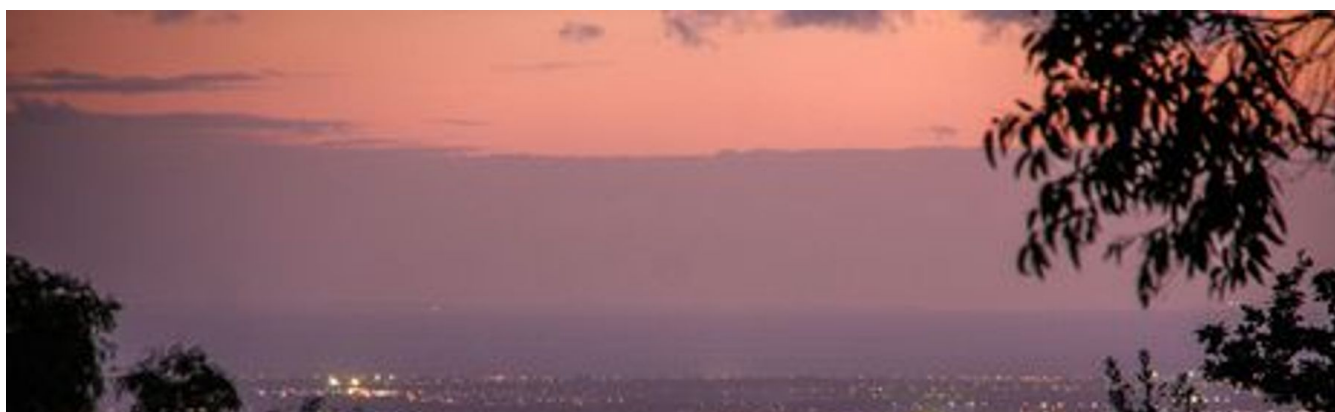


Upwey

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



Upwey



Inspect This Property

The next scheduled open home is:

*If no open home is scheduled please contact the agent.

Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

Your Local Agents



MICK DOLPHIN

DIRECTOR/LICENSED ESTATE AGENT

0429 684 522

MickD@rangesfn.com.au

With a near-perfect rating on Rate My Agent, Mick Dolphin consistently has the same comments stated when helping his clients sell or buy. Mick is “knowledgeable,” “straightforward,” “easy to communicate with,” “genuine,” “professional,” “down to earth,” he “made the process easy,” “helpful” and has “amazing local knowledge.” It is feedback like this and a proven track record of strong negotiations, getting his clients the very best he can, that puts Mick as one of the most valued agents in the Dandenong Ranges.

Having strong ties to the community living locally for 20 years with his family, Mick is a great networker and loves nothing more than supporting where he lives. He is actively involved in local sporting and community clubs, schools and anything he can lend a hand with.

Continually striving to improve himself, Mick is an avid reader, he seeks to advance his skills, continues to learn and is happy to try new systems. While his generation wasn't brought up with the technology like today's kids are, he is uniquely positioned as the generation that still understands how to talk one to one as well as utilize modern technology to its maximum benefit and to see if that can be applied to help his team and clients. Innovative marketing is one of his passions, and he regularly gathers with the best in the business throughout Australia and overseas to see what is working for them and brings that to the 'hills.'

A winner of many awards over his 18 years in real estate, Mick is often ranked highly amongst his peers, his determination and hard work ethic means he'll go above and beyond to ensure his clients' needs are looked after. Many of these are clients for life, and they recommend Mick to friends and family. A testament of a respected agent is how many of his new clients are referred business.

In his spare time, Mick enjoys spending time with his wife Meaghan and his two boys, particularly out in the garden or at Emerald Lake Park. Having and a degree in Horticulture and having grown up in rural Victoria, Mick has a unique set of skills and range of knowledge to help him sell the benefits the hills have to offer – particularly if your property has a beautiful garden or rural aspect! He also enjoys indoor and outdoor cricket and currently plays at Emerald Cricket Club where he captains the Veterans team. Mick's boys also play local footy, cricket, and basketball, and you will often see Mick in the crowd, cheering them on!

During Mick's time in real estate, he has achieved some impressive results!

Part of the Elite & Top First National offices for 2017, 2018, 2019, 2020 & 2021, 2022 and 2023 in Victoria and Tasmania

Diamond Sales Award 2014, 2015, 2017, 2018, 2019, 2020, 2021, 2022 & 2023

2 Sales Person of the Year 2019, 2020 & 2021 in Vic/Tas

3 Sales Person of the Year 2017 in Vic/Tas

5 Sales Person of the Year 2022 in Vic/Tas

7 Sales Person of the Year 2018 in Vic/Tas

13 Sales Person of the Year 2023 in Vic/Tas

Number one referrer in 2013.

Top 20 salesperson Victoria in 2009 and 2010.





JANET HAWKINS

SALES CONSULTANT

0409 117 432

janeth@rangesfn.com.au

Sales Consultant

Licensed Estate Agent

I am highly qualified with 22 years of local real estate experience Assistant to Mick Dolphin.

Problem solver

Dependable and honest

Reliable

Experienced Negotiator

Helpful and always goes above and beyond

Mum, Grandmother

She loves to read, dine out, spend time with family

Travel and enjoy life

A passion for riding her Harley Davidson with her partner Jock

Has two rescue cats, Benny and Chico. Also, rescue dog Axel

Helpful Links



Links

[Home Buyer Guide](#)

[Recent Sales](#)

[New Properties](#)

[Multiple offer form](#)

[Financial Calculators](#)

[People We Trust](#)

Ranges First National - About Us

Thank you for viewing the E-Book for 117 Belgrave-Gembrook Road Selby, if you would like further information or would like to view this property, please call Mick Dolphin on 0429 684 522.



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

