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Property Details



8 Lacy Street, Selby

A Perfect Family Home with Flexibility and Comfort

4 3 6

**\$900,000 -
\$990,000**

1 Ensuite

Air Conditioning

Open Fire Place

Ducted Heating

Deck

Floor boards

Fully Fenced

4 Open Spaces

Built In Robes

Dishwasher

Nestled in a prime location on 1400sqm approx. with breathtaking views of the Cardinia Reservoir, this fabulous family home offers the perfect blend of comfort, convenience, and flexibility. Spanning over two levels, this residence is designed to cater to the diverse needs of a modern family, providing ample space and a variety of functional areas to enjoy. Upstairs, you'll find three generously sized bedrooms, including a master suite that boasts a walk-in robe, a full ensuite and with sliding doors onto the deck. The open-plan living area is a highlight of the home, featuring a lounge, dining, and kitchen space adorned with floorboards throughout. The kitchen is a chef's delight, equipped with modern appliances and ample storage. The cosy wood fire in the living area, along with gas ducted heating and evaporative cooling, ensures year-round comfort. A convenient study nook provides an ideal space for work or study, while the fantastic outdoor living area is perfect for entertaining with family and friends, or just to relax. The lower level of the home is designed with versatility in mind. It features a fourth bedroom with its own private patio, a powder room, and a large rumpus room that serves as the perfect teenage retreat or guest accommodation. This space offers privacy and independence for family members, making it an invaluable addition to the home. The property includes two

driveway entrances, providing ample parking space with a double carport. The fully fenced rear yard ensures safety and privacy, making it an ideal play area for children or pets. Additionally, the home is equipped with substantial 37,000-litre water tanks, promoting sustainable living. Location is key, and this home excels in convenience. It is within walking distance to the bus stop and a primary school, doctors, tennis court, making daily commutes easy and stress-free. Belgrave Central is just moments away, offering a range of shops, cafes, train station and amenities to cater to all your needs. Don't miss the opportunity to make this dream home your reality.

It is our opinion that if this property were offered for rent in the current market, it would achieve \$700 - \$750 Per week.

Please contact Jan Brewster on 0409 558 805 to arrange an inspection.

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

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

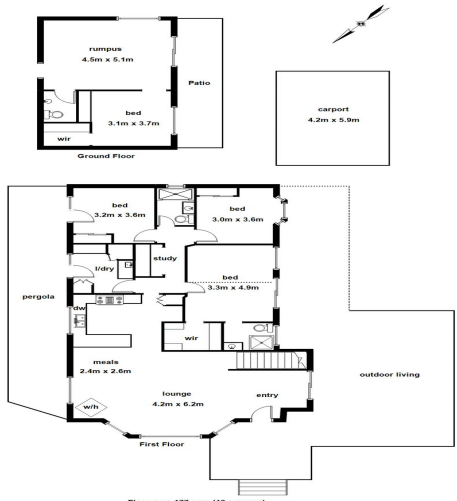
[Statement of Information](#)











Floor area 177 sqm (19 square).
 *We have estimated the building (living) area in accordance with the Property Council of Australia Method of Measurement Guidelines.
 the plan is for illustrative purposes only. Room dimensions are internal measurements.
 rounded to the nearest decimal point. If you need exact measurements we recommend you confirm these onsite.

Pricing Information

The property at 8 Lacy Street, Selby is currently for sale at \$900,000 - \$990,000.

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



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national**
REAL ESTATE
Ranges

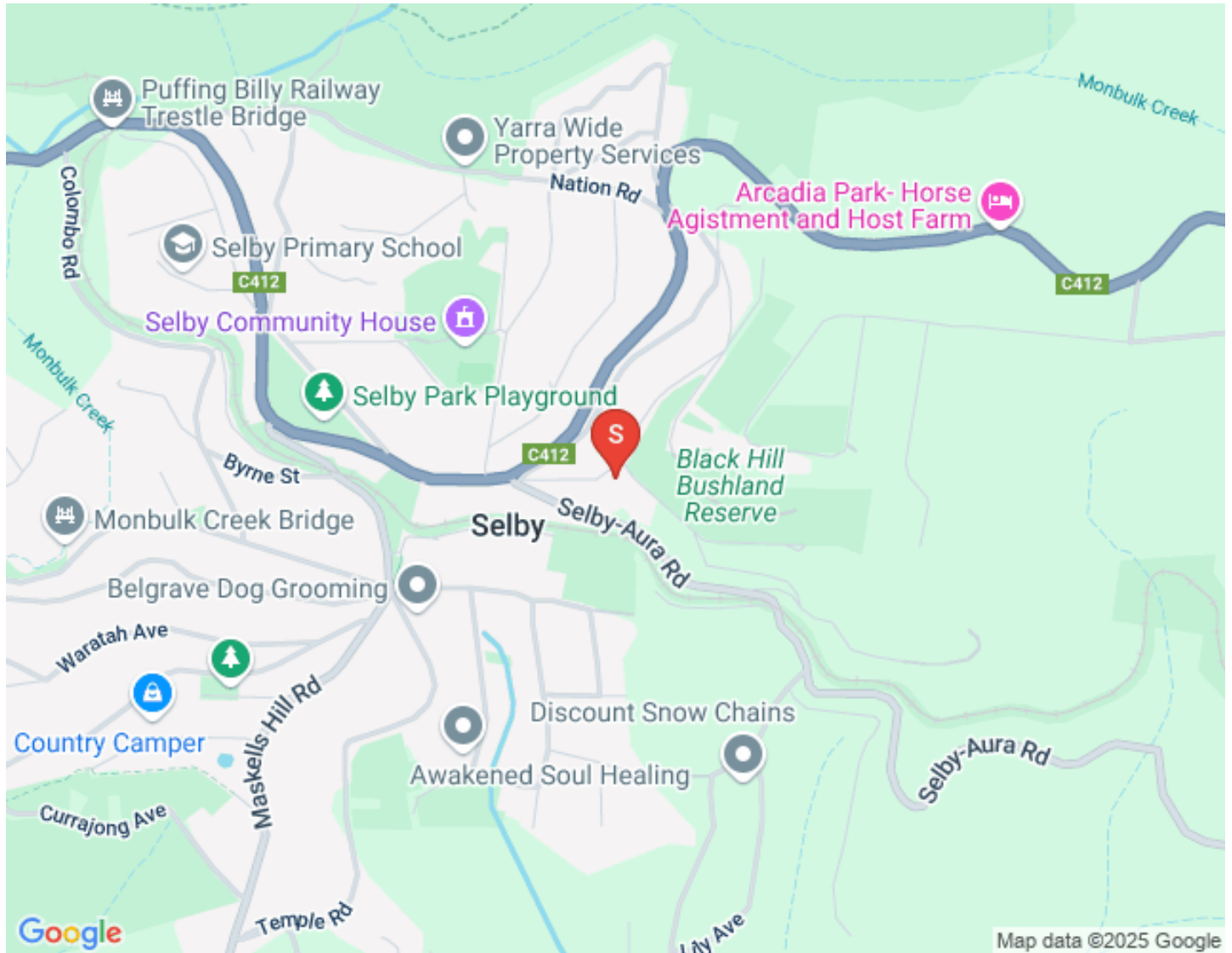
Jan Brewster

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

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



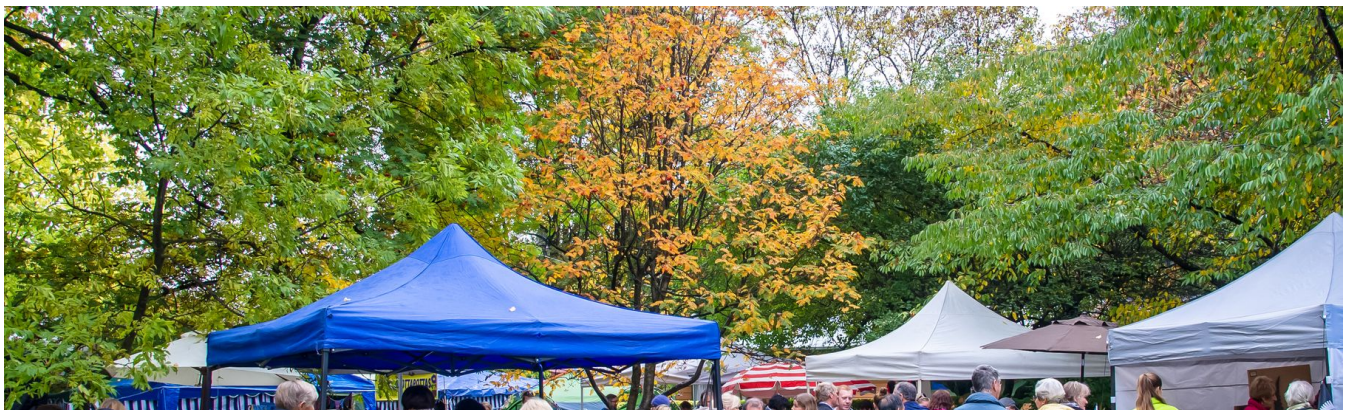
Belgrave South

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

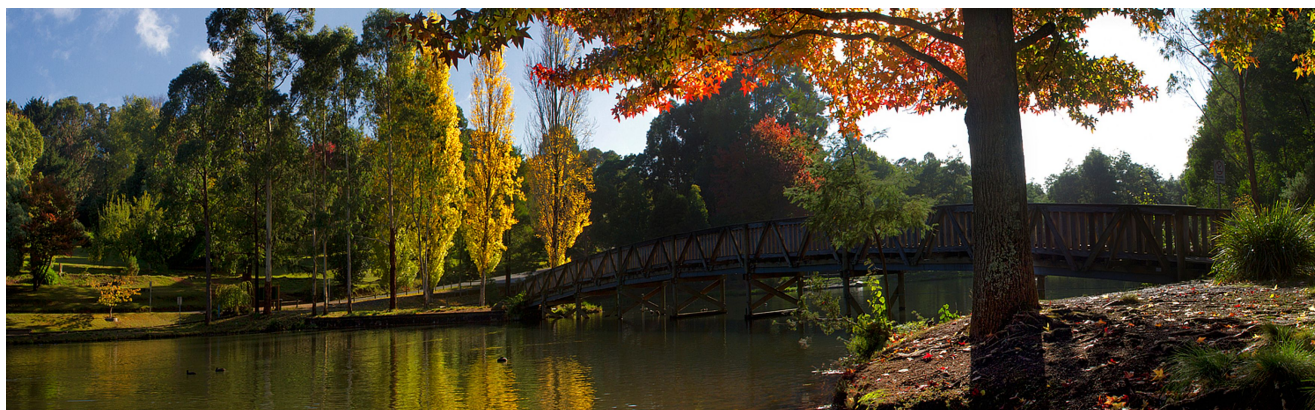


Emerald

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

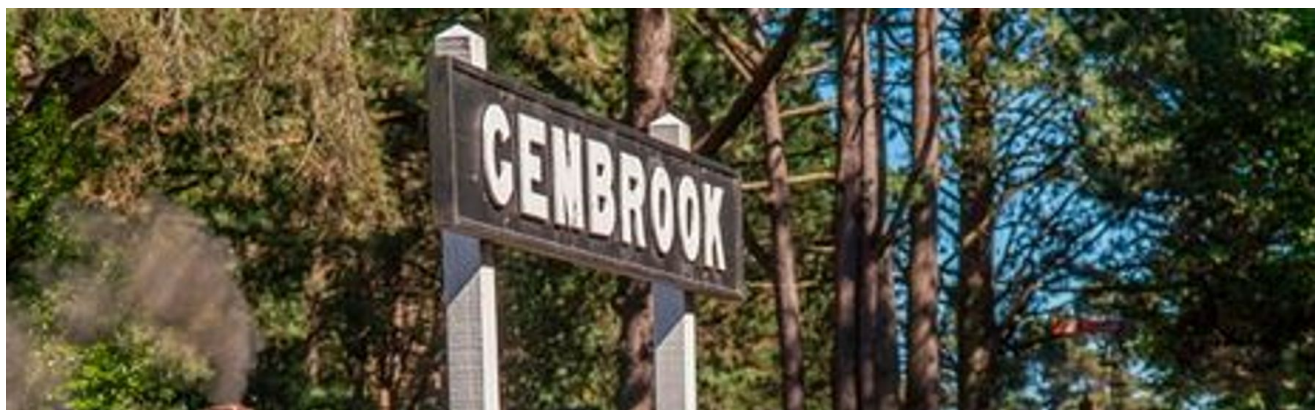


Gembrook

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



Gembrook



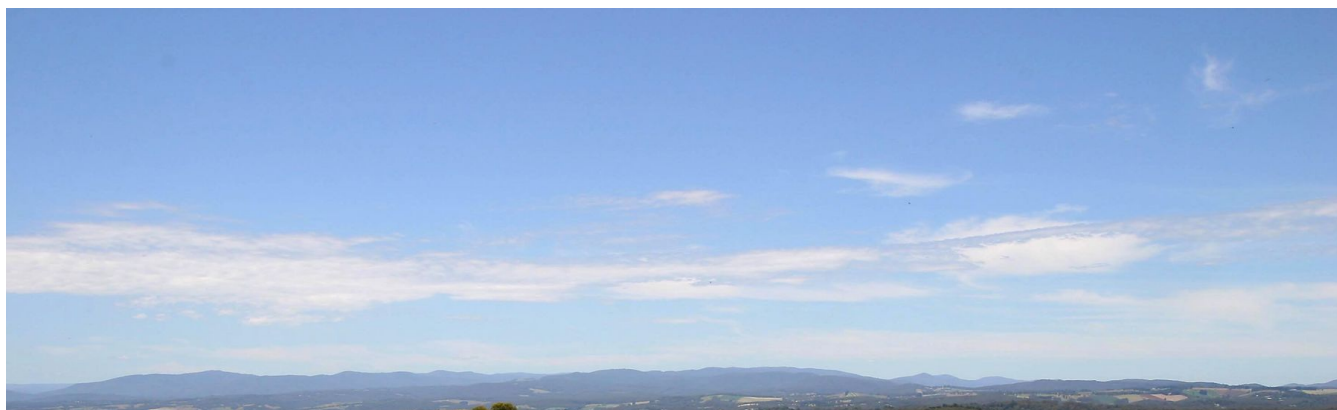
Kallista

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

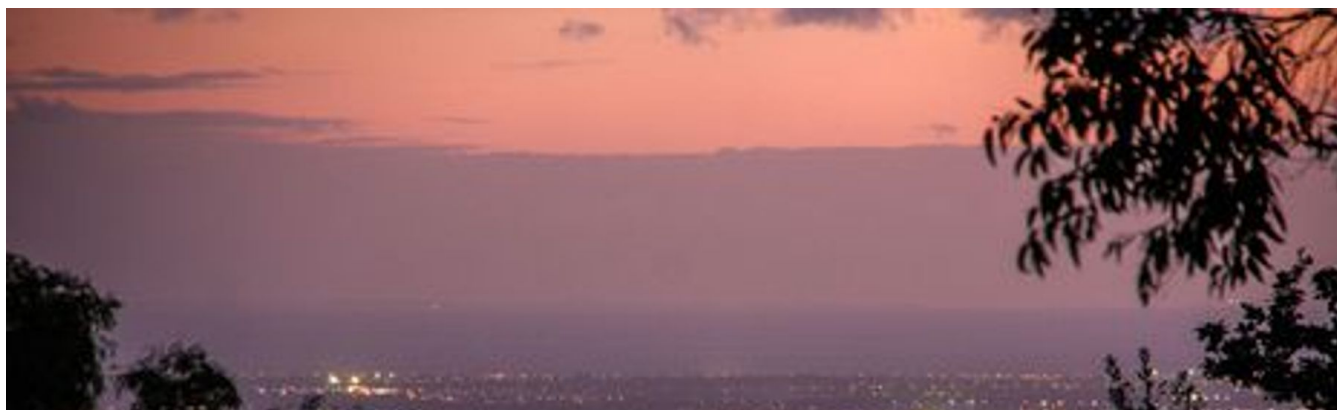


Upwey

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 8 Lacy Street 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.

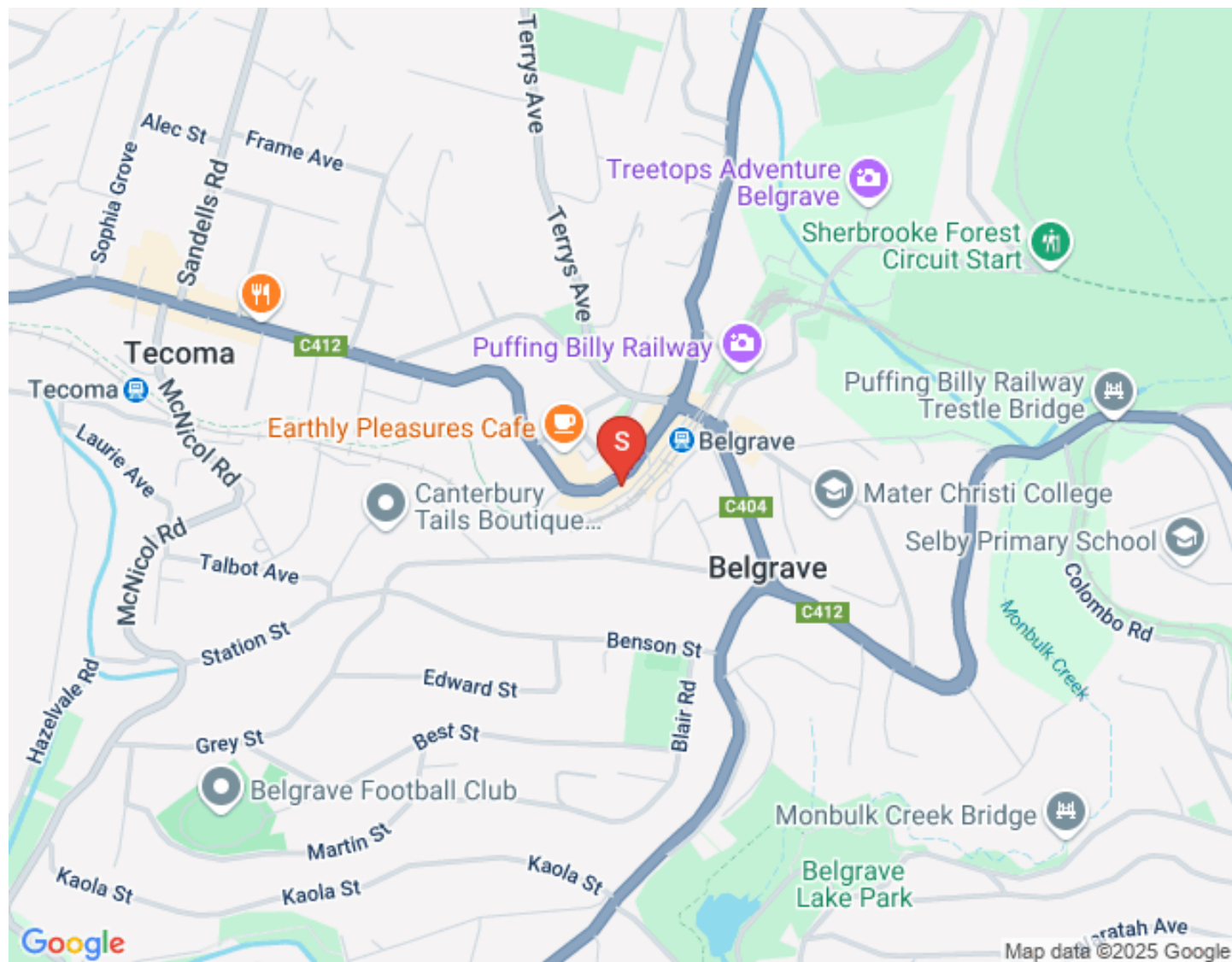
So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafra, Sherbooke and Upwey our team will help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

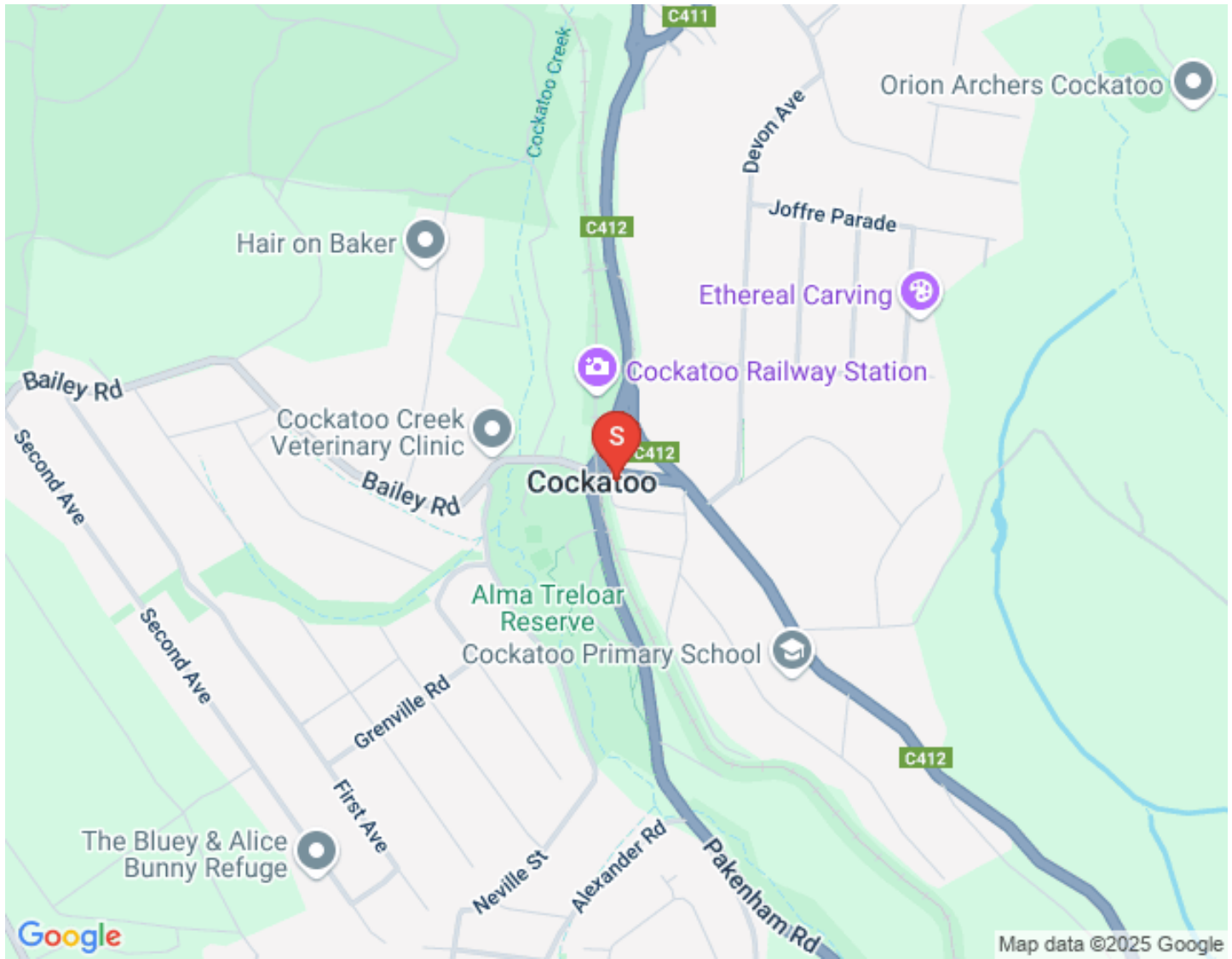
Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email sales@rangesfn.com.au.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo





Helpful Links



Links

[Home Buyer Guide](#)

[Recent Sales](#)

[New Properties](#)

[Multiple offer form](#)

[Local Property Guide](#)