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Property Details



8 James Street, Selby

YOUR DREAM FAMILY HOME AWAITS

4 2 3 **\$850,000 - \$910,000**

Air Conditioning

Split System Air Conditioning

Open Fire Place

Deck

Outdoor Entertaining

Workshop

Fully Fenced

Built In Robes

Dishwasher

This charming residence is more than just a house; it's a lifestyle upgrade, offering 4 bedrooms, multiple living zones with a harmonious blend of comfort, style, and convenience. Step inside and be greeted by a light-filled lounge and dining area, where natural light floods the space, creating a warm and inviting atmosphere. The open-plan design seamlessly integrates the indoor and outdoor living spaces, with the dining area flowing effortlessly onto a fabulous deck, this outdoor haven is perfect for entertaining, as you soak in the serene surroundings. The kitchen and meals area also leads onto the rear deck, offering another space to enjoy alfresco dining. The fully fenced backyard provides a safe and private retreat for children to play or for pets to roam freely. The master bedroom comes complete with its own balcony and semi ensuite. Downstairs, discover a large rumpus room bathed in natural sunlight - an ideal space for family movie nights, a playroom, or even a home gym. A study nook is thoughtfully included, providing a quiet spot for work or study. Outside, the property continues to impress, with space for three cars in the double and single carports, there's ample parking for the whole family. A generous-sized studio offers endless possibilities, whether you need a home office, artist's studio, or guest accommodation. Additionally, a large workshop is perfect for the DIY enthusiast or for extra storage. Located within walking distance to Selby Tennis Courts, Minak Reserve, the local primary school, and a convenient bus stop, this home offers the perfect blend of peaceful

living and accessibility. Belgrave Central is just a 5-minute drive away, ensuring you're never far from shops, cafes, and the vibrant community life. This home is more than just a place to live—it's where your family's memories will be made. Don't miss the opportunity to make it yours.

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

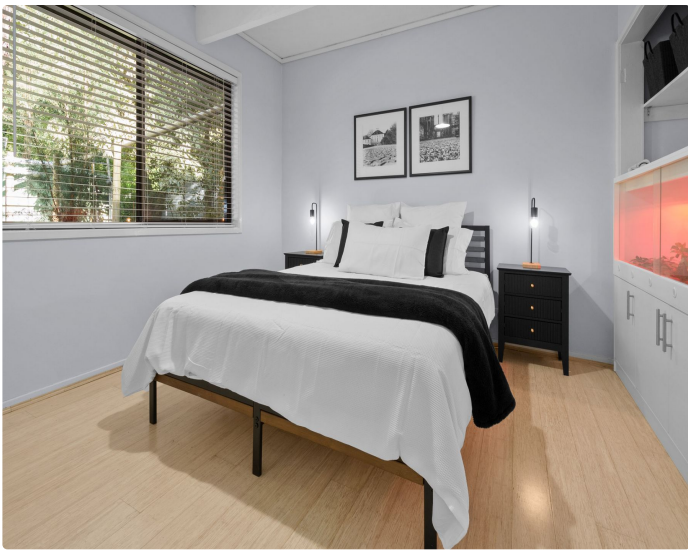
Please note: All property details listed were current at the time of publishing.

[Statement of Information](#)





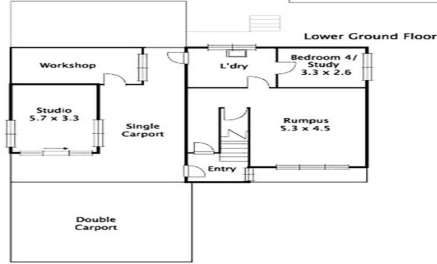
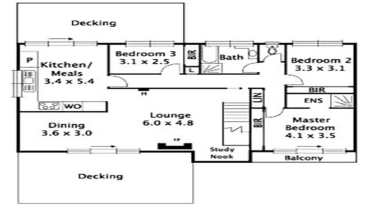








8 James Street SELBY
Melway Ref. map 124 A11



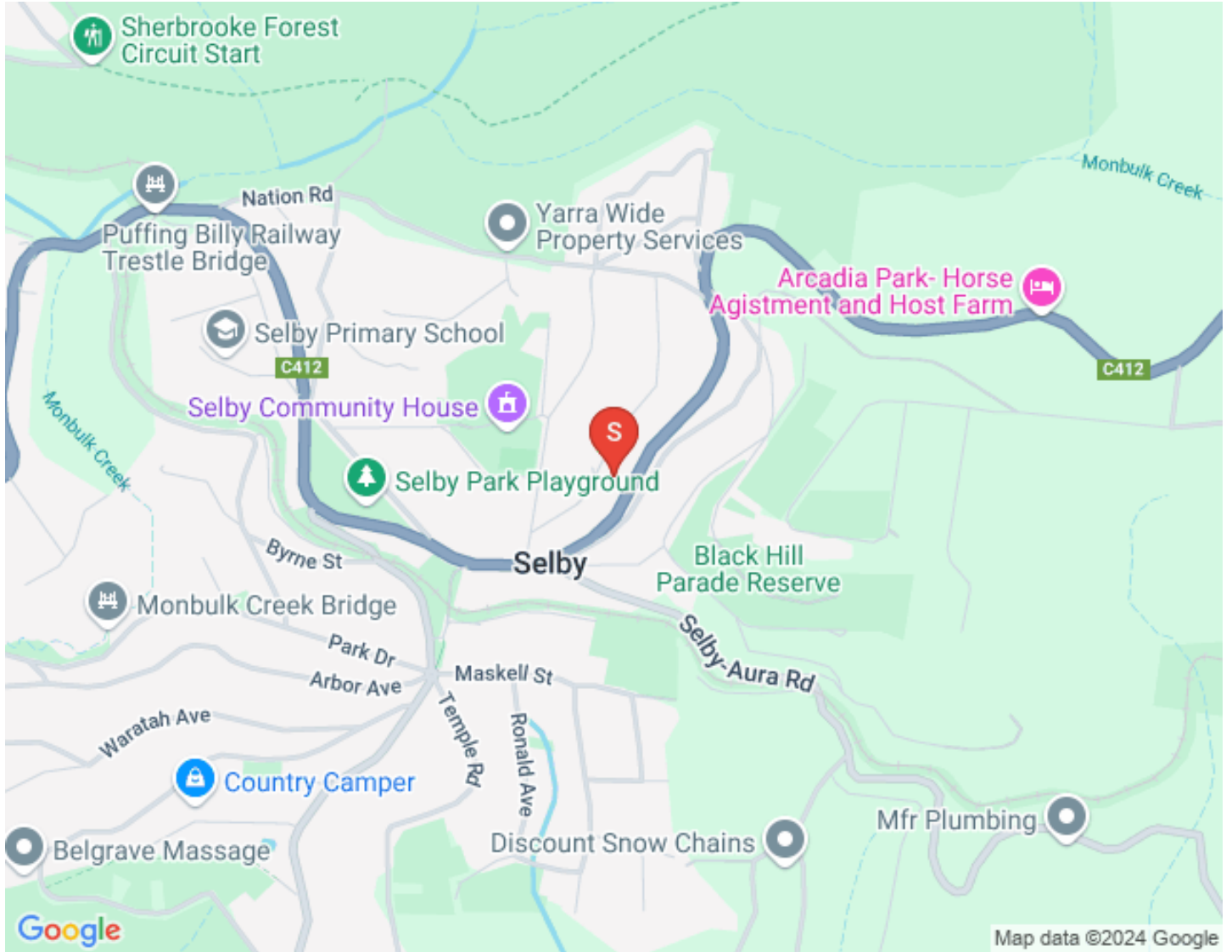
approx. 30sq = 279sqft
*Note: every measurement has been taken to verify this information, it does not constitute any representation by the agent or vendor.

Pricing Information

The property at 8 James Street, Selby is currently for sale at \$850,000 - \$910,000.

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

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 20 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



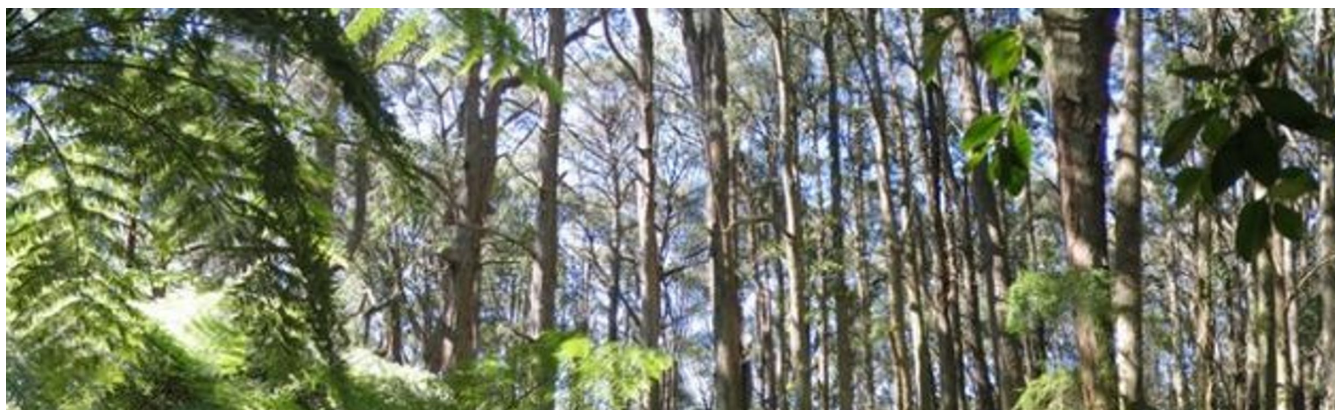
Ferny Creek

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



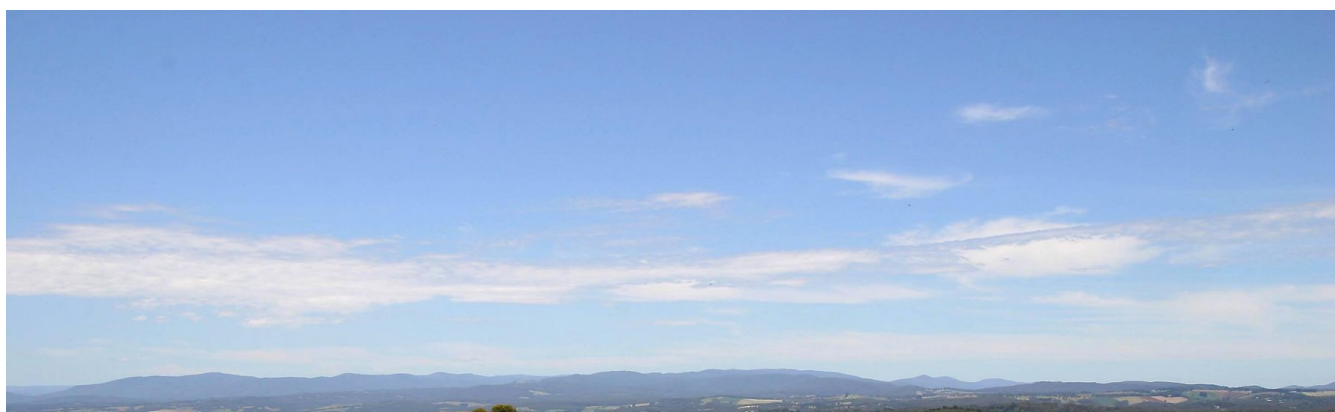
Kallista

Tourism Village - Click here to find out more about the - [Kallista](#)

[Suburb Profile](#)



Kallista



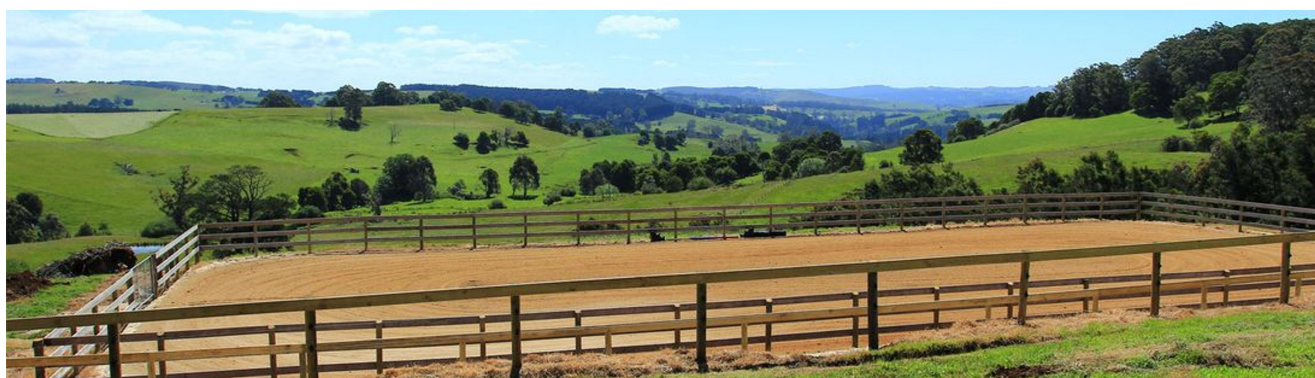
Macclesfield

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

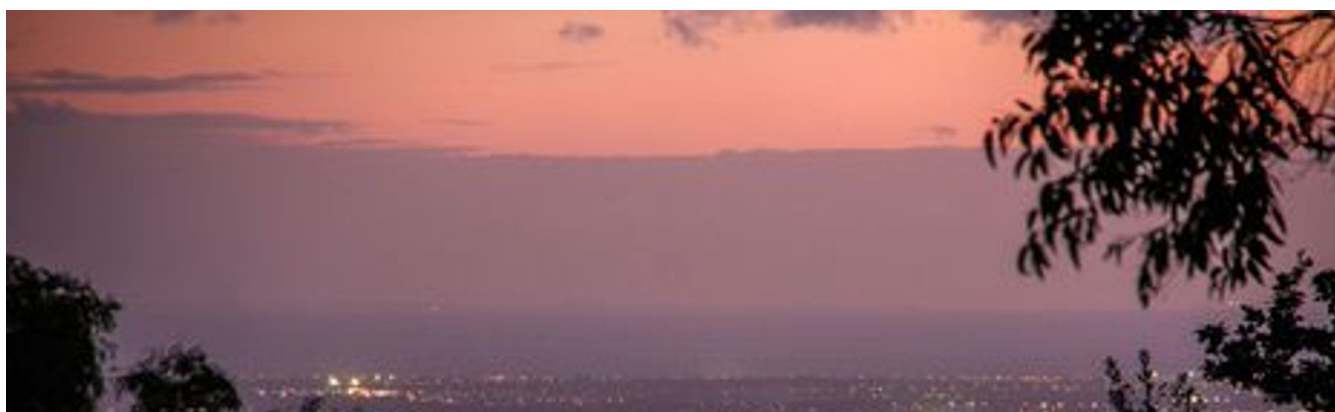


Upwey

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 James 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.

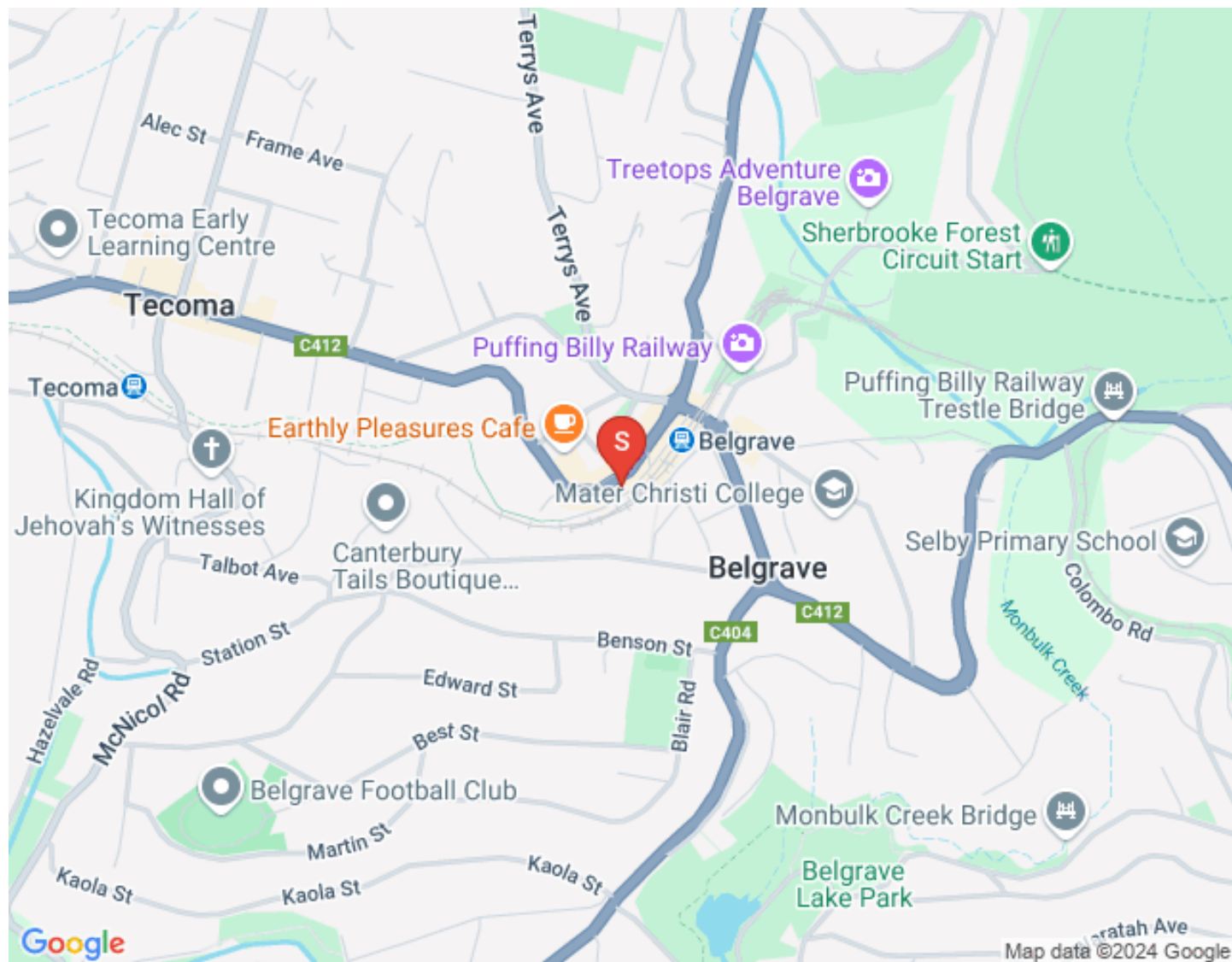
So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafra, Sherbooke and Upwey our team will help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

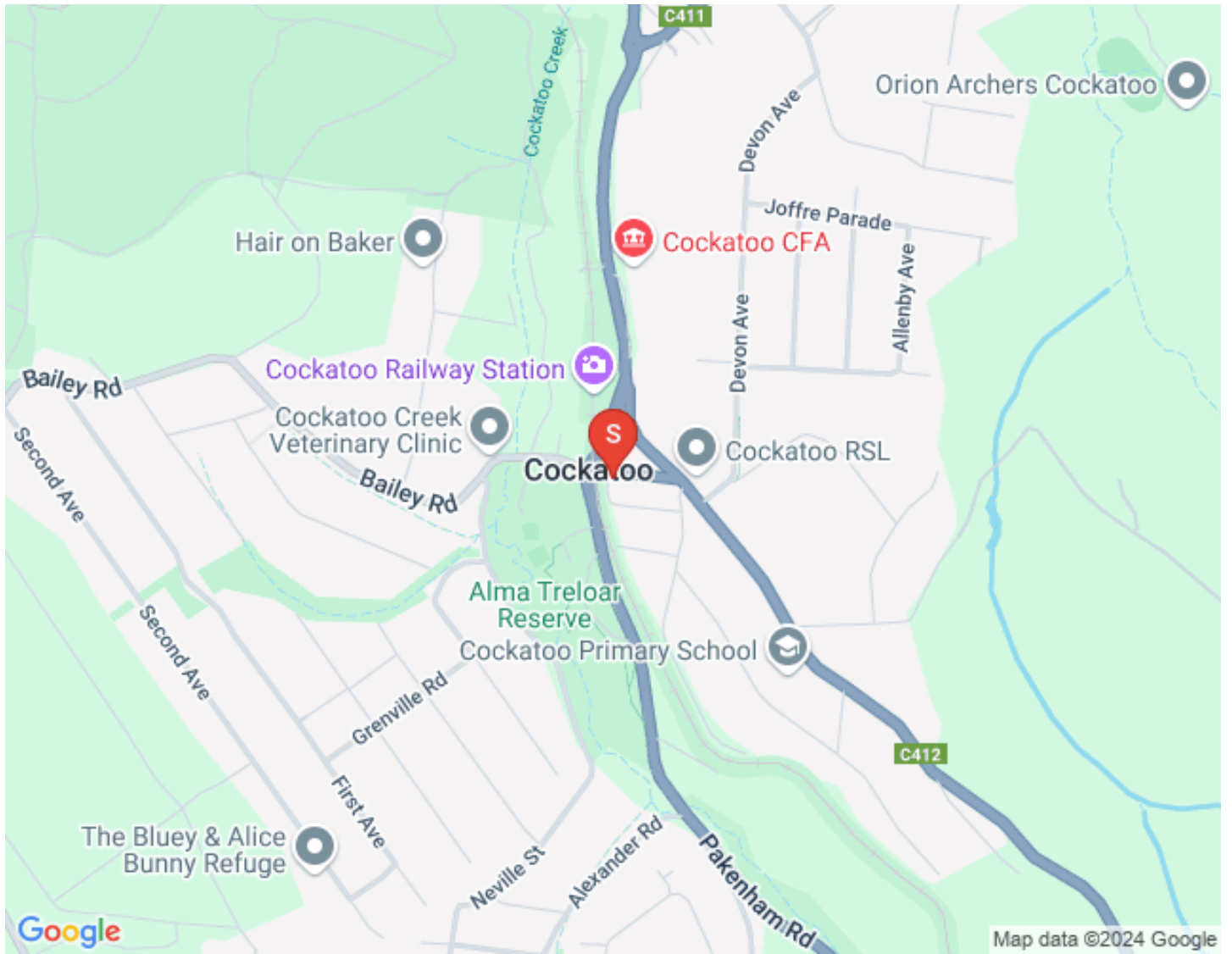
Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email sales@rangesfn.com.au.

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](#)