

Table of Contents

- | [Property Details](#)
- | [Pricing Information](#)
- | [Location](#)
- | [Key Documents](#)
- | [Your Local Agents](#)
- | [Neighbouring Suburbs](#)
- | [Ranges First National - About Us](#)
- | [Helpful Links](#)

Property Details



38 Melaleuca Drive, UPWEY

PRIVATE, PEACEFUL, PERFECT

3  1  2 

\$770,000-

\$840,000

Air Conditioning

Split System Air Conditioni
ng

Balcony

Floor boards

Dishwasher

This charming 3-bedroom brick veneer home is perfect for a family downsizing or first home buyer, and is situated on a quiet street in a family-friendly area close to all amenities, located just off Glenfern Road and is walking distance to the bus stop and only 2 km to the main street of Upwey which is incredibly convenient for commuting to work or schools, plus has easy access onto Wellington Road for those that need to commute to the city. The home has a charming covered front deck where you can sit and enjoy your morning cuppa, inside features lovely timber floorboards, a new bathroom, 2 toilets, a new dishwasher, gas heating and a split system. Step outside to discover a flat sunny backyard providing a peaceful place for relaxation or family activities as well as being safe for children and pets alike, add one small gate and the yard is fully fenced. There is also a double carport and large storage shed and ample off-street parking. Call today to book an appointment before it is SOLD.

Investor Information:

It is our opinion that if this property were offered for rent in the current market it would achieve an approximate return of \$500-\$550 per week.

***Ranges FN Rentals have put together this information from sources available to us, however we cannot guarantee its accuracy as some information may have been provided from outside sources. Similarly, we are not registered financial advisors. Therefore you should seek professional assistance if you intend to make financial decisions based on the information

provided.

<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 38 Melaleuca Drive, UPWEY is currently for sale at **\$770,000-\$840,000.**

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 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



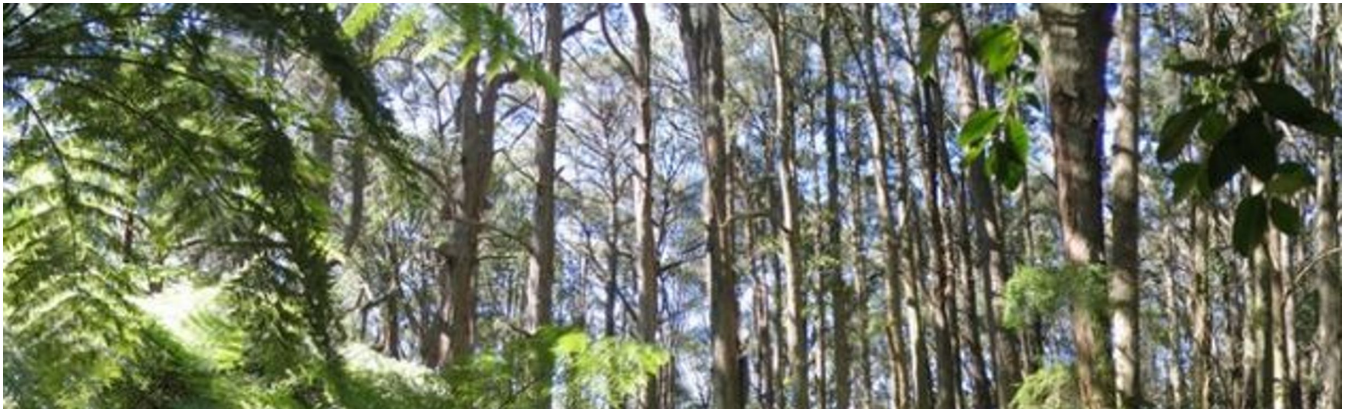
Ferny Creek

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



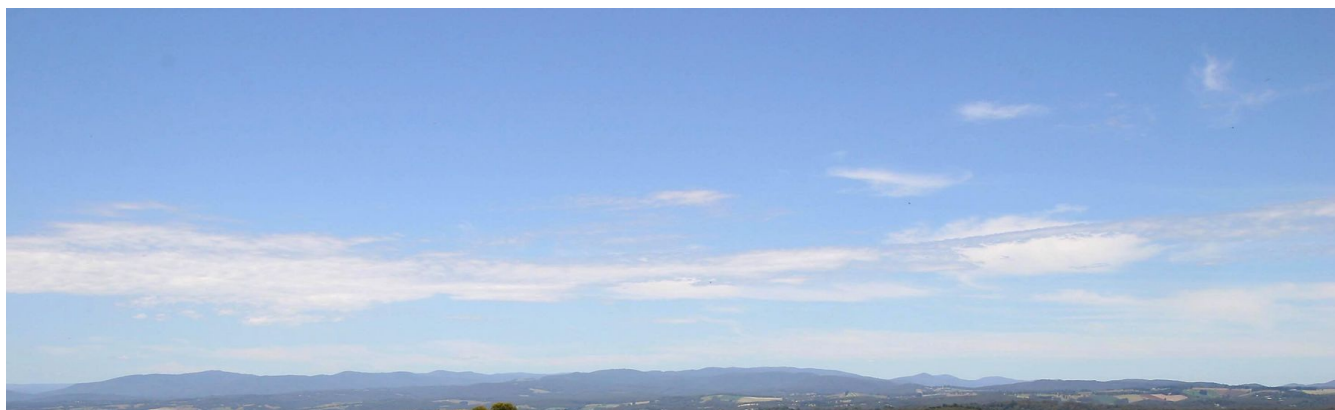
Kallista

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

[Suburb Profile](#)



Kallista



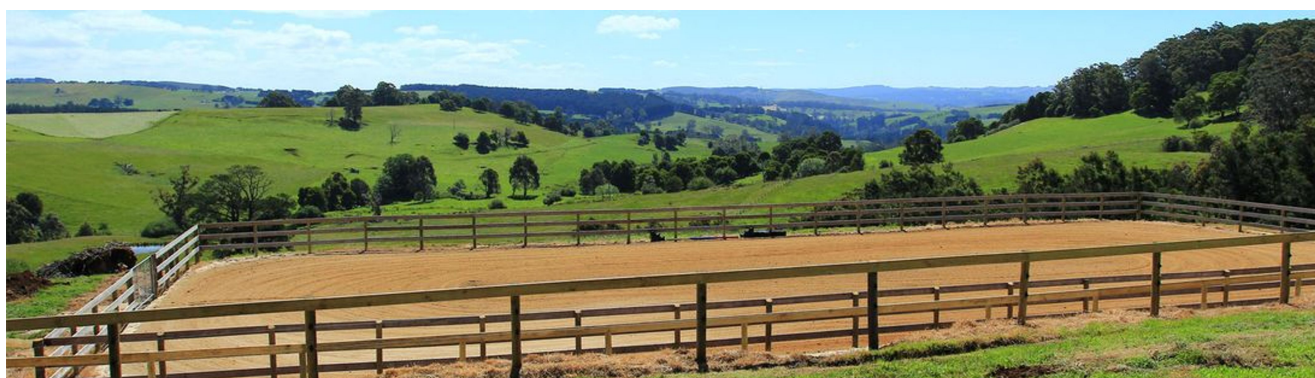
Macclesfield

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

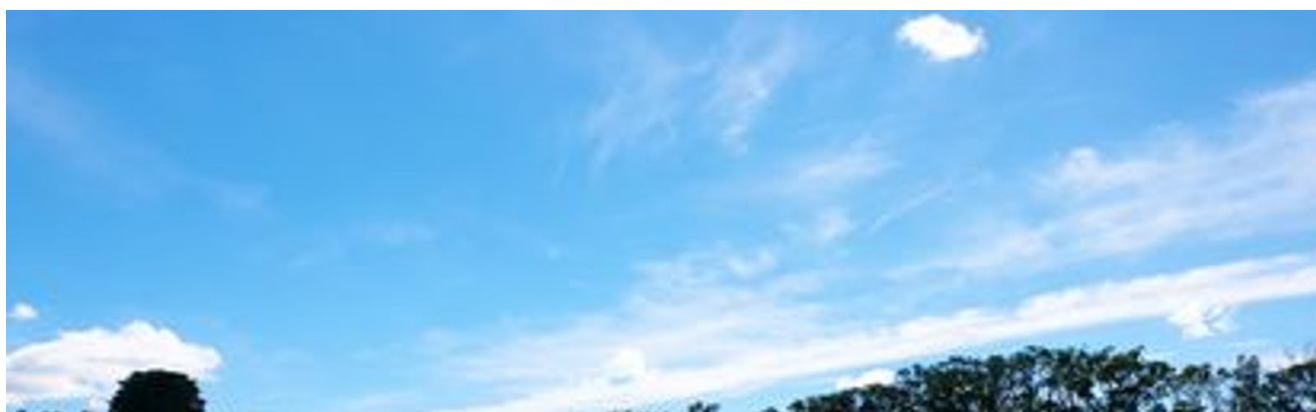


Monbulk

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](#)

 **firstnational**
REAL ESTATE | Ranges

The Patch

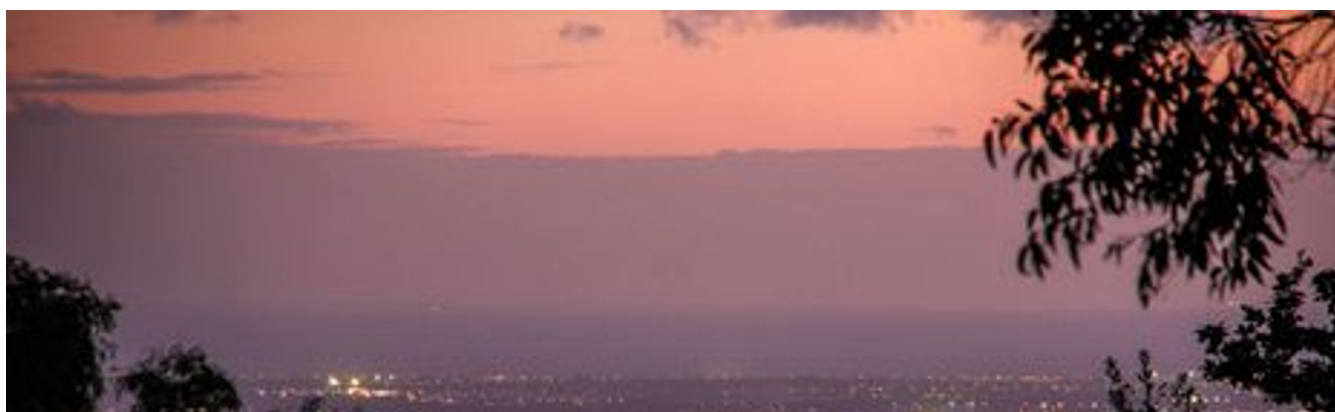


Upwey

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 38 Melaleuca Drive UPWEY, 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.

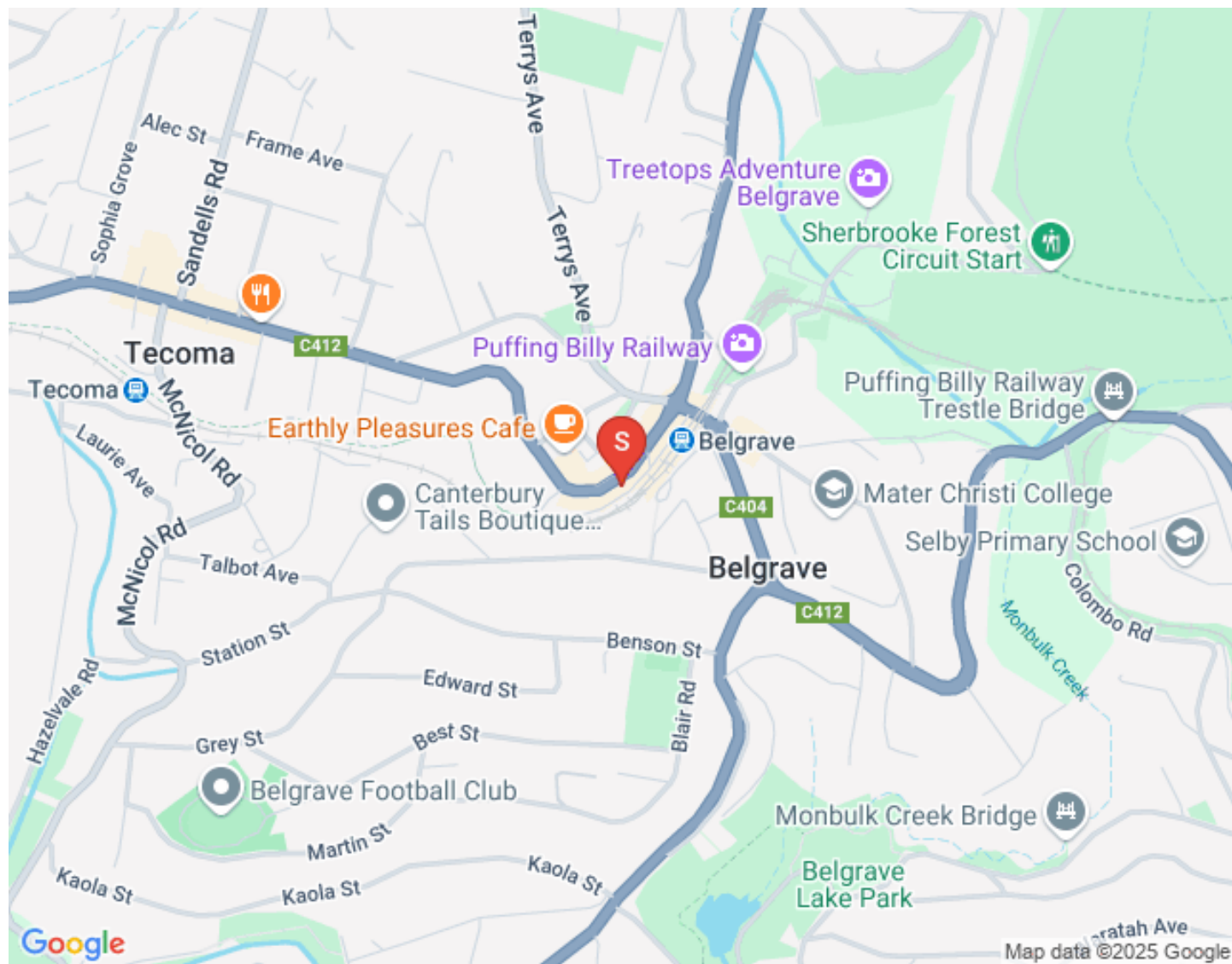
So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafra, Sherbooke and Upwey our team will help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

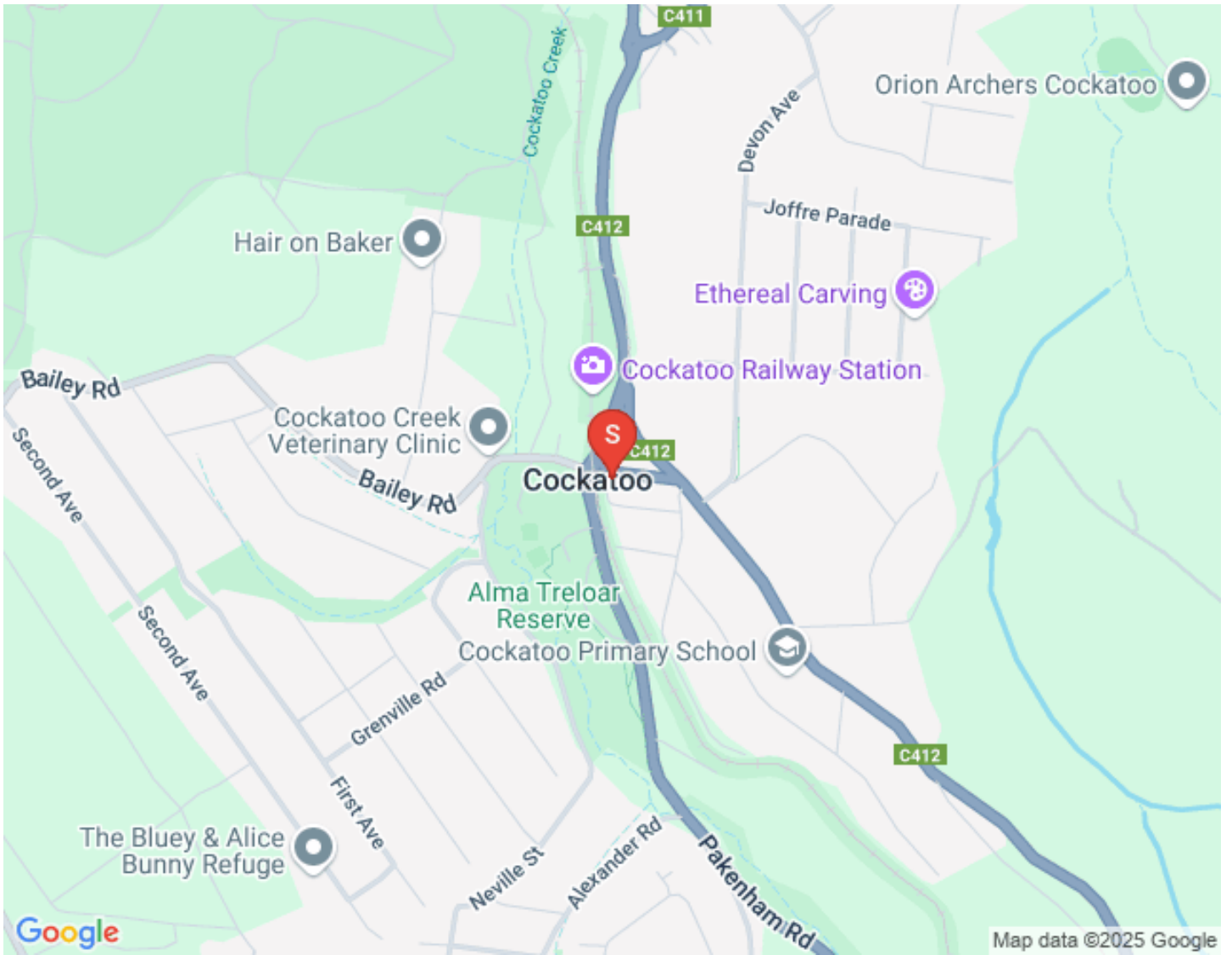
Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email sales@rangesfn.com.au.

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](#)