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Property Details



23 SELBY-AURA ROAD, Menzies Creek

IMMACULATE HOME ON FOUR PRIVATE ACRES

\$1,250,000 -

\$1,275,000

Vacuum System

Open Fire Place

Dishwasher

Set on just under 4 acres of private and peaceful land, this charming 4 bedroom (or 3 plus study), 2 bathroom home offers a wealth of features. A striking bluestone building greets you as you drive up the sealed driveway to a beautifully crafted clinker-brick house, complete with a spacious three-car carport

Upon entering through the mudroom, you'll discover a versatile storage room for your bits and pieces or it could be utilised as a possible hobby room. On the lower level there is the 4th bedroom or study with direct access to outside. Walk through to two generous living areas, one of which features high ceilings and floor-to-ceiling windows that flood the space with natural light. An open fireplace set into a stone wall adds a cozy and welcoming touch. The bright dining area seamlessly flows into a contemporary kitchen equipped with Caesarstone benchtops, a dishwasher, modern appliances, and ample cupboard space. A laundry room completes the ground floor.

Upstairs, you'll find a cozy retreat area with a wood fire, ideal for relaxation or family gatherings. This level includes three generously sized bedrooms. The master suite is a true sanctuary, featuring a spacious walk-in robe and ensuite with a luxurious freestanding bath. The other two bedrooms are also well-sized, each with built-in robes, and share a renovated modern bathroom.

Step outside to the front balcony and enjoy serene views of the beautifully landscaped gardens. These manicured gardens are not only visually appealing but also attract a variety of local birds and wildlife, offering a peaceful outdoor sanctuary. The expansive outdoor space provides ample room for activities, gardening, or simply relaxing amidst nature.

Additional features include ducted vacuum, double-glazed windows, and an attic space above

the carport that can be used as an office or extra storage.

Conveniently located just minutes from the vibrant townships of Emerald and Belgrave, local train stations, schools, and offering a comfortable commute to Melbourne & suburbs via Wellington Rd or Monash Freeway, this property provides the perfect blend of seclusion and accessibility.

Call Mick Dolphin at 0429 684 522 or Erin Davies at 0493 136 937 to book your inspection today.

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

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

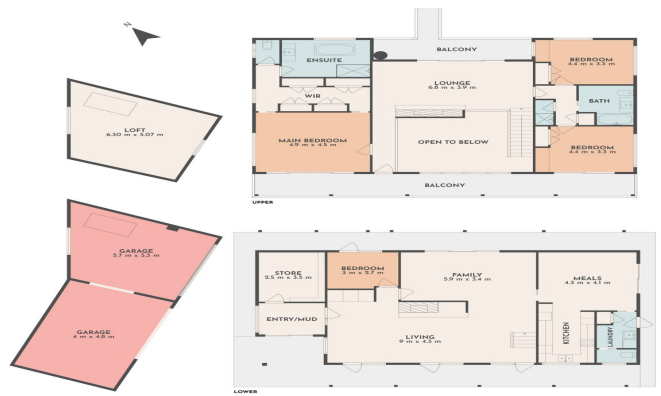
[Statement of Information](#)











23 SELBY-AURA ROAD, MENZIES CREEK
 TOTAL INTERNAL: 255m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Location



Pricing Information

The property at 23 SELBY-AURA ROAD, Menzies Creek is currently for sale at \$1,250,000 - \$1,375,000.

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

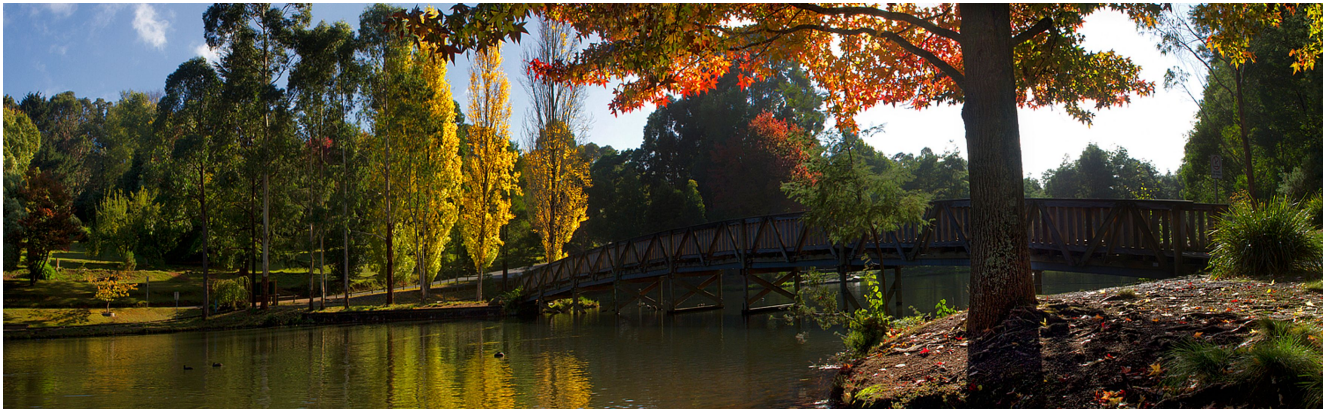


Emerald

Get the life you're Looking for - Click here to find out more
about the - [Emerald Suburb Profile](#)



Emerald



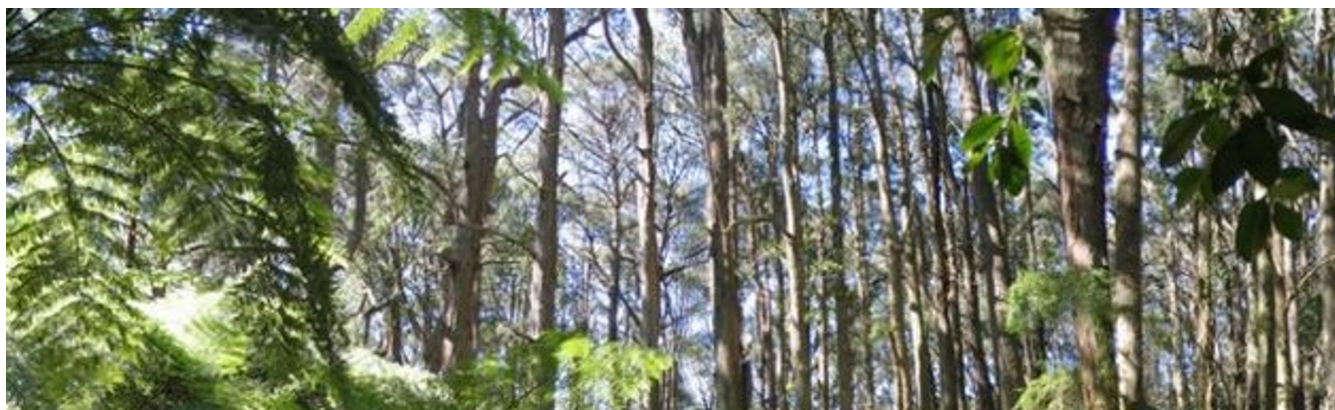
Ferny Creek

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



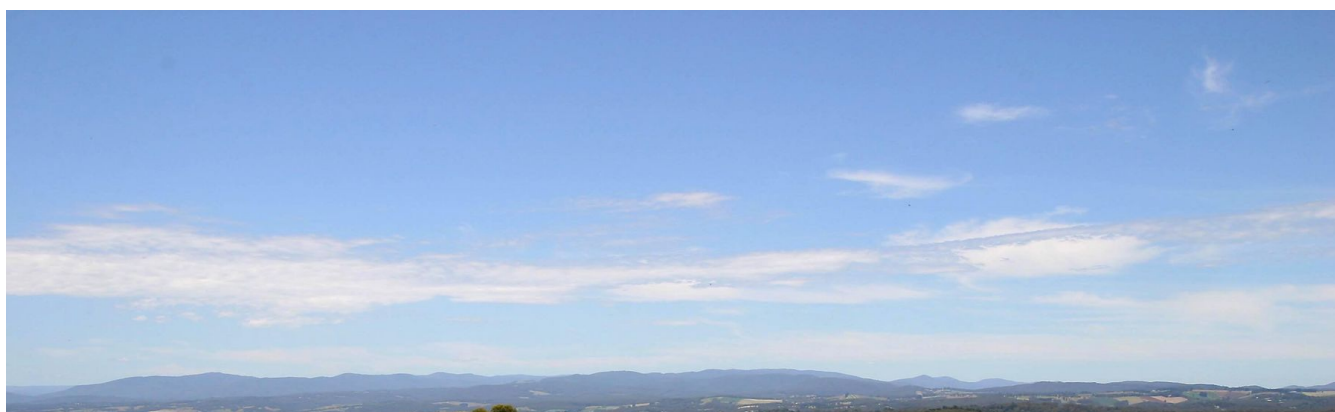
Kallista

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



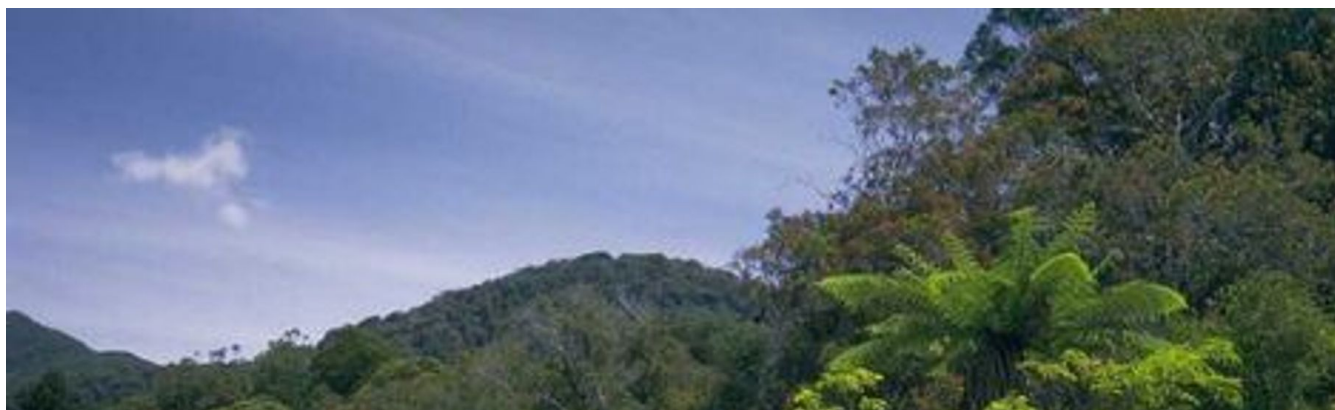
Tecoma

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

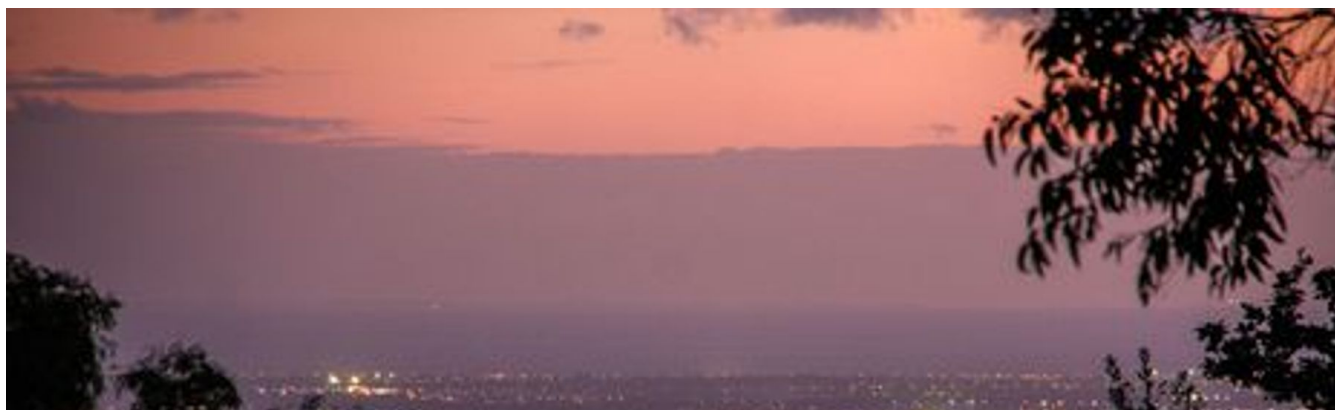


Upwey

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



Upwey



Inspect This Property

The next scheduled open home is: 21-Sep-24 11:45am to 12:15pm

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

Key Documents

[Download the Due Diligence Checklist](#)

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 22 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.

Constantly striving to improve himself Mick is an avid reader, he strives to advance his skills, continues to learn and is happy to try new systems. Whilst 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 16 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 nice garden or rural aspect! He also enjoys indoor and outdoor cricket and currently plays at South Belgrave 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!

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

5 Sales Person of the Year 2022 in Victoria/Tasmania region.

#2 Sales Person of the Year 2021 in Victoria/Tasmania region.

#2 Sales Person of the Year 2020 in Victoria/Tasmania region.

3 Sales Person of the Year 2019 in Victoria/Tasmania region.

7 Sales Person of the Year 2018 in Victoria/Tasmania region.

3 Sales Person of the Year 2017 in Victoria/Tasmania region.

Number one referrer in 2013.

Top 20 salesperson Victoria 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



ERIN DAVIES

SALES CONSULTANT

0493 136 937

erind@rangesfn.com.au

Erin prides herself on being able to easily communicate with people, understand their needs and deliver on her promises. She is friendly, approachable, and honest.

Coming from a solid career of 19 years in retail, working her way up to management, succeeding in an extremely difficult field, looking after her team, and excelling.

Now Erin is looking to diversify her customer service skills and combine that with her love of farm life that she enjoyed for over 20 years living on 5.5 acres in Pakenham Upper. She hopes to specialize in acreage properties but is excited to help anyone on their real estate journey whether its selling or buying. She joins Team Dolphin and has the support of several of the most experienced agents in the Yarra Ranges, to learn her craft.



ANTHONY IORLANO

SALES CONSULTANT

0494 142 438

anthonyi@rangesfn.com.au

Meet Anthony, a dynamic and determined individual with a track record in sales and customer service. With a keen eye for opportunities and a knack for building lasting client relationships, Anthony brings expertise to your property's growth and your real estate goals while exceeding customer expectations. Trust Anthony to elevate your sales strategy and deliver unparalleled results.

Outside of work, you will find Anthony on the field practising archery or sampling the local food and wine scene locally, living in Upwey he knows all the good spots, ask his recommendations!



ALISON BARKLEY

SALES CONSULTANT

0494 175 410

alisonb@rangesfn.com.au

Alison has a diverse background, having worked in accounts and retail sales in various industries. In 2018, she established a successful local farming business at her 64-acre farm in Cockatoo, known as Springfern Farm. The business supplied quality eggs and chickens to local families and businesses, with their distinctive bright pink egg cartons stocked in many local stores.

Alison first moved to the hills in 2012, residing in Cockatoo & Pakenham Upper. She is trusted and well connected in the community, characterized by her down-to-earth, honest, caring, and compassionate nature.

Alison has a genuine passion and interest in Real Estate and property investing, with a keen eye for detail and extensive knowledge of the area. She also has previous experience in renovation, building and construction, and buying and selling property.

Her hobbies include a love for 4-wheel driving, camping, and the outdoors. Alison enjoys spending time with her partner, Pete, and her children, Jack and Ella, who are active in the community with the Gembrook CFA and Gembrook Scout Group. Additionally, Alison has a deep affection for dogs, particularly her German Shepherd named Nala.

With family also living in the hills, Alison can't imagine living anywhere else. She finds the hills to have a calming nature and feels grateful to both work and live there, describing it as a place where one can forget about the hustle and bustle of the suburbs.

Helpful Links



Links

[Home Buyer Guide](#)

[Recent Sales](#)

[New Properties](#)

[Multiple offer form](#)

[Local Property Guide](#)

Ranges First National - About Us

Thank you for viewing the E-Book for 23 SELBY-AURA ROAD Menzies Creek, 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

