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Property Details



94 Moores Road, MONBULK

PERFECT IN EVERY WAY

**\$660,000 -
\$726,000**

3  1  1 

Evaporative Cooling

Open Fire Place

Ducted Heating

Shed

Fully Fenced

Built In Robes

Dishwasher

****PLEASE CONTACT AGENT FOR FURTHER INFORMATION****

Fall in love with this immaculately presented 3-bedroom home from the moment you step inside. Large glass windows and doors surrounding the dining, kitchen and living room provide bright natural sunlight throughout the day. This home has a flexible open plan design with the option of either three bedrooms, two plus a study or a separate TV room as currently set up. The newly renovated bathroom and open fireplace will certainly impress you as well as a generous sized hostess kitchen. Enjoy the convenience of a European laundry, ducted heating and evaporative cooling for your comfort in all seasons of the year. Sitting proudly on a terraced block with a lovely tree outlook, this fully fenced property provides access to Emerald creek at the rear. The backyard comes equipped with established fruit trees and vegetable garden pods with ample space for pets and children to play safely in a natural environment. You will find this charming home located on a quiet service road, just a short stroll to Monbulk main street, local schools, nurseries, and pool. A perfect home for first home buyers or for someone wanting to downsize.

Ranges First National COVID directives being followed*

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

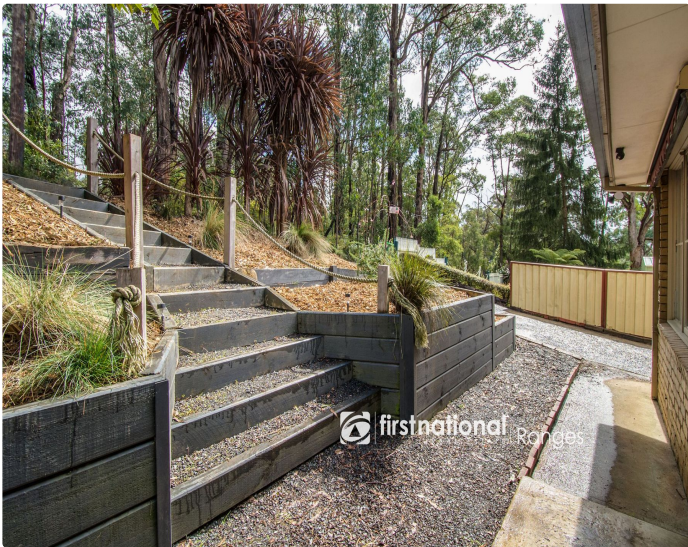
Please note: All property details listed were current at the time of publishing.

[Statement of Information](#)







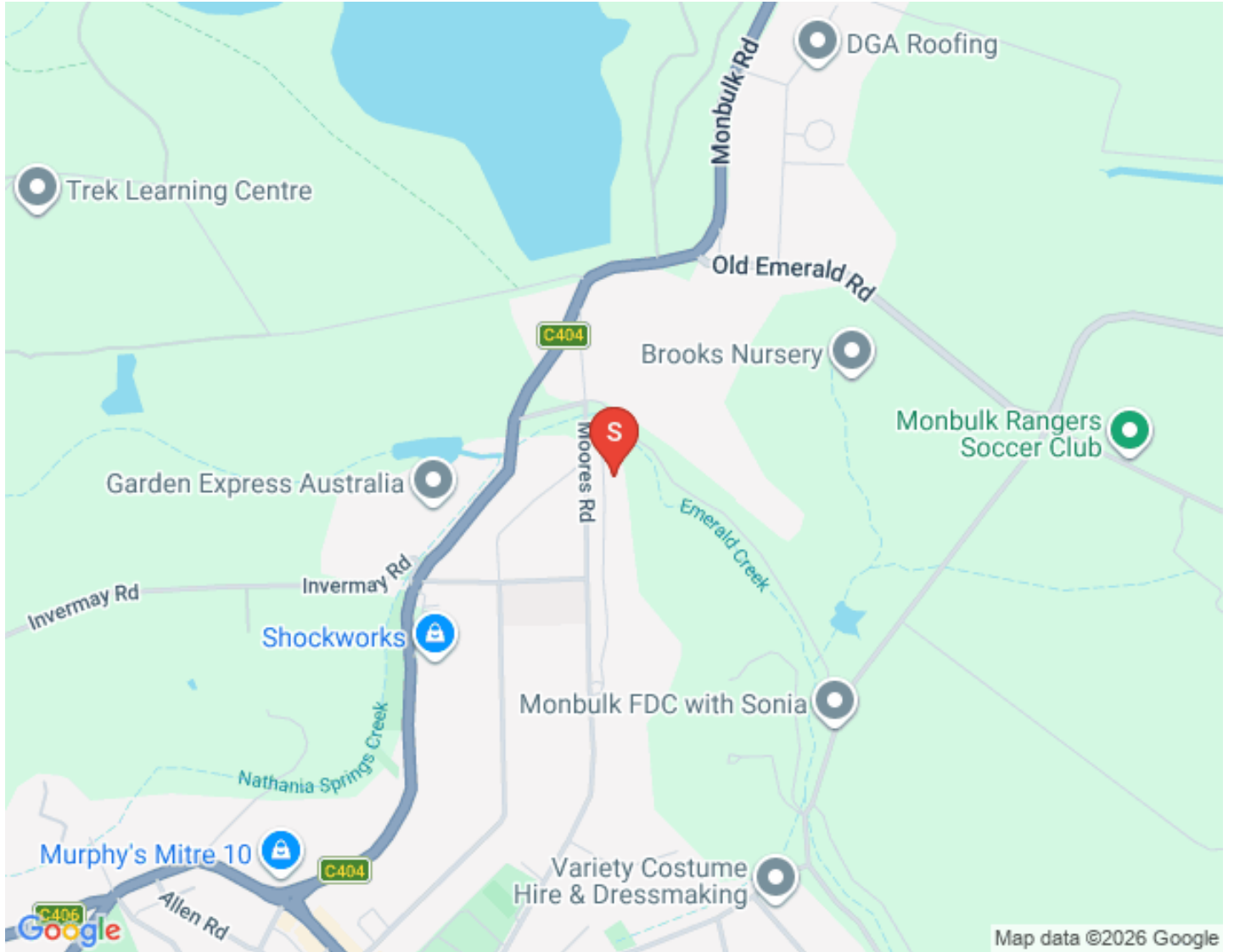


Pricing Information

The property at 94 Moores Road, MONBULK is currently for sale at **\$660,000 - \$726,000.**

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

Jan Brewster's career in real estate spans more than 23 years in the local area, and her depth of knowledge truly sets her apart. Her understanding of the market, particularly within the Dandenong Ranges, is second to none.

Jan believes in the importance of the three P's in real estate – Price, Presentation and Promotion. When these three elements are aligned correctly, a property is far more likely to sell in the shortest possible time and for the best possible price.

Pricing: When you position the price range correctly, it will create – strong buyer interest + competition between buyers = stand out sale.

Equally important is presentation. As a selling and marketing specialist, Jan provides valuable guidance on how to present a property in a way that maximises its appeal and has a significant impact on the result. Combined with strategic promotion, this approach ensures each property is given the best opportunity to succeed in the marketplace.

Jan's strong negotiation abilities have consistently delivered record sales across the Dandenong Ranges, achieving outstanding results for her clients. Her professionalism and commitment to achieving the best possible outcome have earned her a reputation as one of the area's leading female agents year after year.

Her success has also been formally recognised with the prestigious Gold Award in Sales for Victoria, along with the "Home Sellers Choice Award – as Agent of Choice" from Open Agent, acknowledging her outstanding customer service and dedication to her clients.

Jan prides herself on helping her clients achieve success when selling, while also offering knowledgeable advice and support to those looking to buy. With her experience, integrity and proven results, she continues to be a trusted and highly respected real estate professional in the community.

Neighbouring Suburbs

Belgrave

A Character Of Its Own

Belgrave South

Just a Little South - Click here to find out more about the

- [Belgrave South Suburb Profile](#)



Cockatoo

A Better Place to Live - Click here to find out more about the

- [Cockatoo Suburb Profile](#)



Emerald

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



Ferny Creek

Surrounded by Nature - Click here to find out more about the

- [Ferny Creek Suburb Profile](#)



Gembrook

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



Kallista

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

[Suburb Profile](#)



Macclesfield

Horse Lovers Paradise - Click here to find out more about the

- [Macclesfield Suburb Profile](#)



Menzies Creek

Leafy Green - Click here to find out more about the - [Menzies Creek](#)

[Suburb Profile](#)



Monbulk

Hiding Place In The Hills - Click here to find out more about the - [Monbulk Suburb Profile](#)



Olinda

Charming Village - Click here to find out more about the [Olinda](#)

[Suburb Profile](#)



Sassafras

Devonshire Teas And More - Click here to find out more about
the - [Sassafras Suburb Profile](#)



Selby

A Place To Belong - Click here to find out more about the [Selby](#)

[Suburb Profile](#)



Tecoma

Don't Miss It! - Click here to find out more about the [Tecoma](#)

[Suburb Profile](#)



The Patch

Small but Scenic - Click here to find out more about the - [The](#)

[Patch Suburb Profile](#)



Upwey

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



Ranges First National - About Us

Thank you for viewing the E-Book for 94 Moores Road MONBULK, 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, Sassafras, Sherbooke and Upwey our team will help

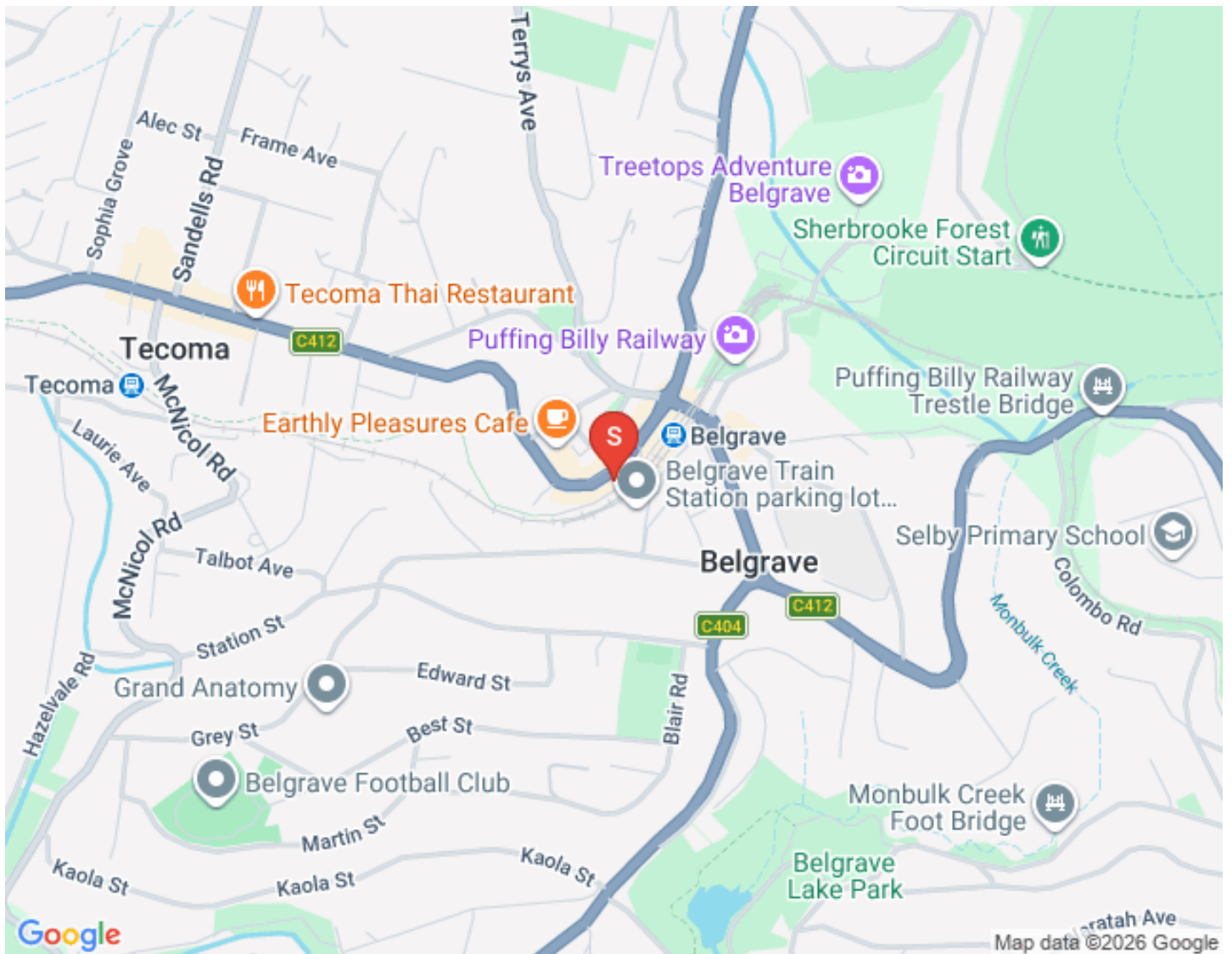
you find the perfect place.

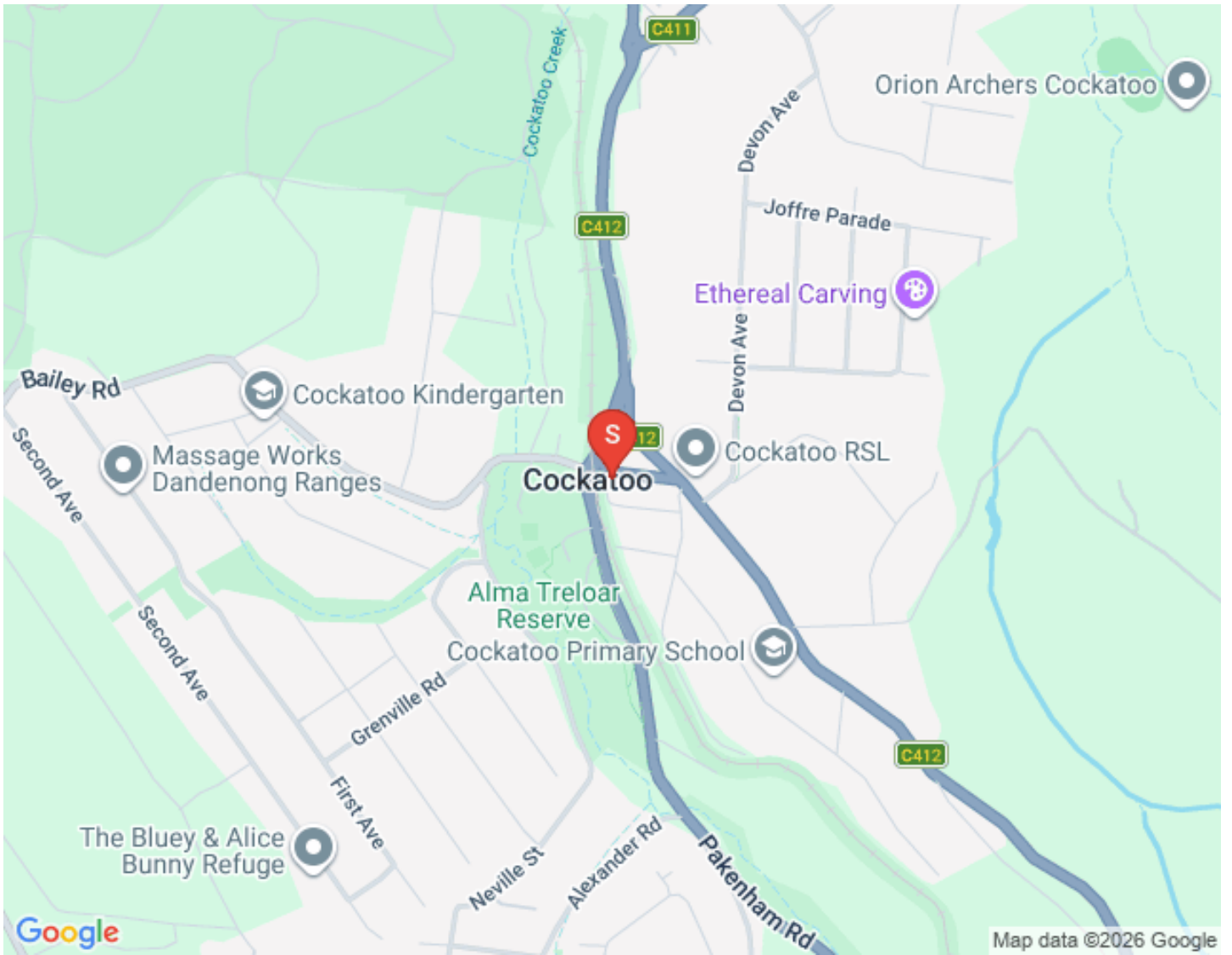
Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email sales@rangesfn.com.au.

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](#)