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## Property Details



**16 Wedgewood Avenue,  
BELGRAVE**

**A PIECE OF BELGAVES HISTORY**

**\*\*UNDER  
CONTRACT\*\***

Air Conditioning

Split System Air Conditioning

Open Fire Place

Floor boards

Dishwasher

Step back in time to all the character of yesteryear ♦ high ceilings, polished baltic pine floors, open fire place and combustion wood heater (plus split systems), lead light windows all in a quirky FUNKY home. Over the two levels you will discover two or more living areas, renovated kitchen with 900mm gas cooker and dishwasher. Four bedrooms separate studio/bungalow and ample storage. You can enjoy a big rambling home as is or continue the restoration. Tucked away in your own sun drenched garden of 1,231m<sup>2</sup> of meandering pathways, opening to private nooks and crannies. So handy being only 700 metres to town centre, train station, Micawber Tavern and walks in the National Park. Properties like this don♦t last very long so be quick! Your contact is :-

Grant Skipsey  
0418 528 102

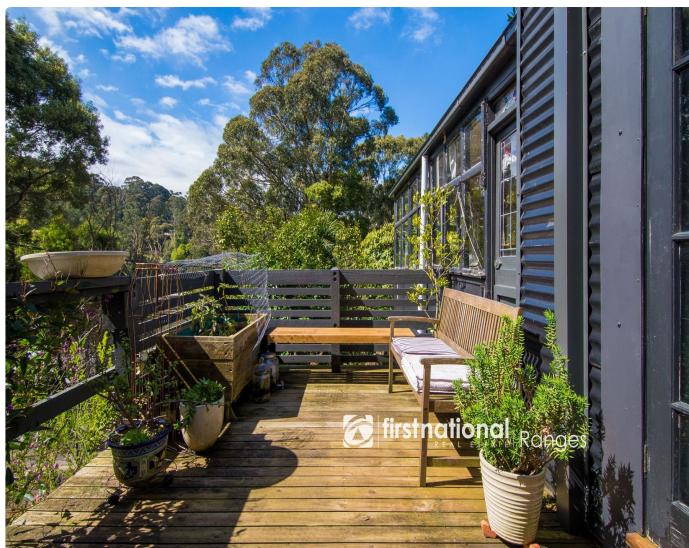
\*\*\*ENTER OFF ERIC STREET\*\*\*

Ranges First National COVID directives being followed\*  
<https://www.consumer.vic.gov.au/duediligencechecklist>

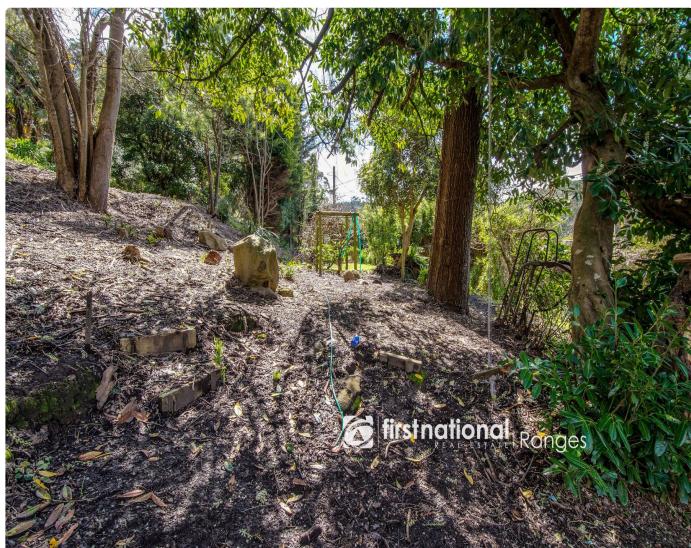
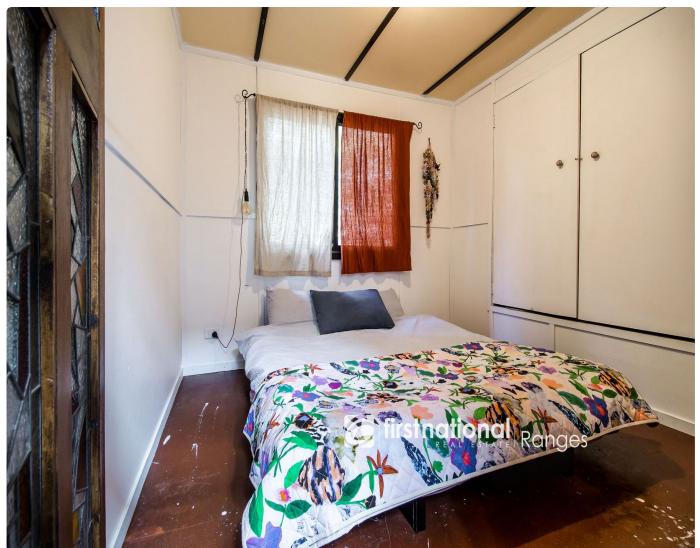
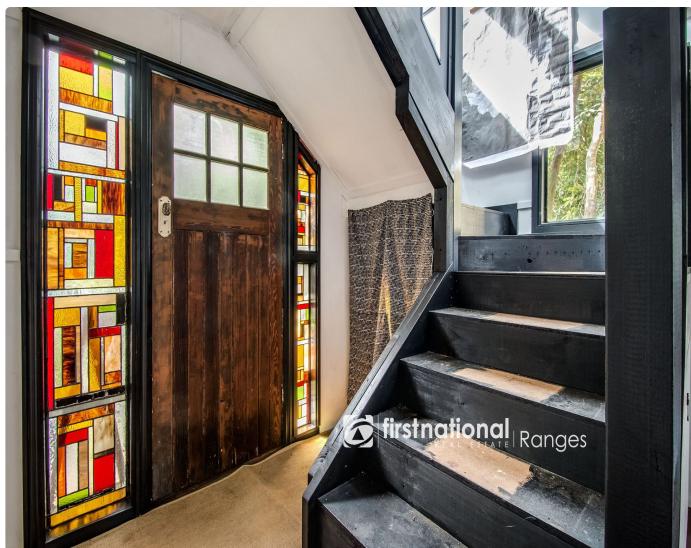
Please note: All property details listed were current at the time of publishing.

[Statement of Information](#)

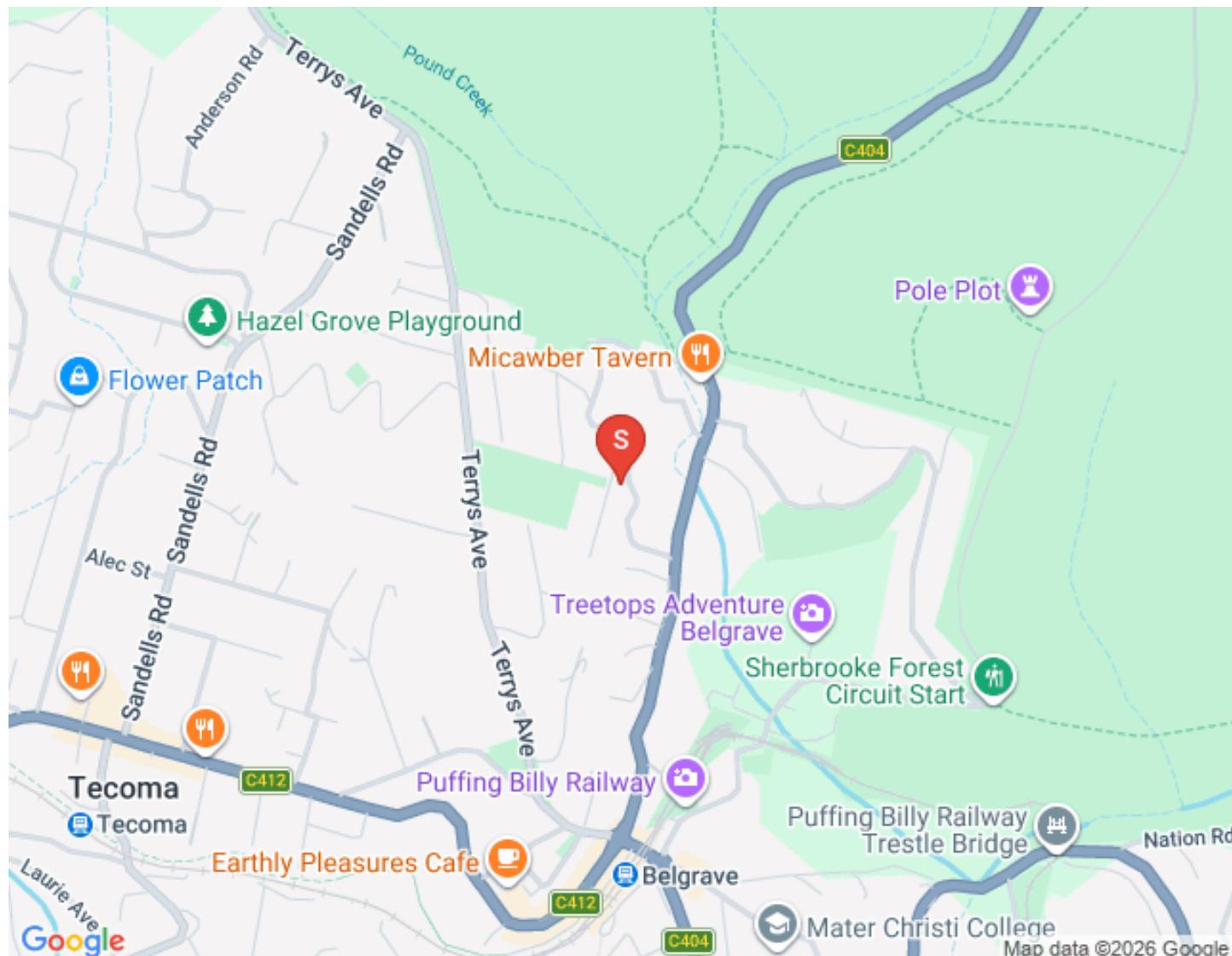








## Location



## Pricing Information

**The property at 16 Wedgewood Avenue, BELGRAVE is currently for sale at  
\*\*UNDER CONTRACT\*\* \$685,000 - \$753,000.**

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

## Neighbouring Suburbs

### Belgrave

A Character Of Its Own

 **firstnational**  
REAL ESTATE | Ranges

# 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

Tourism 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](#)



## Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

## Your Local Agents



### **GRANT SKIPSEY**

**SENIOR SALES CONSULTANT**

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0418 528 102

[grants@rangesfn.com.au](mailto:grants@rangesfn.com.au)

Grant has been valuing the local market for over half his life and has not only survived but also thrived with the innovations that have occurred during his 40 years working and living in the local area.

“There have been more changes in our office in the last 5 years than in the previous 30 combined. Each new concept is designed to improve the customer service and results for our clients. I am still amazed at how much more we do today compared to years gone past. Change in Real Estate is inevitable. Growth is optional. It’s a great feeling being a part of the most progressive company in the area.”

Grant received a Gold Sales Award for the 2018, 2019, 2020 & 2022 Gem Awards. This is an outstanding achievement and takes a lot of hard work and persistence to receive such a prestigious award.

## 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 16 Wedgewood Avenue BELGRAVE, if you would like further information or would like to view this property, please call Grant Skipsey on 0418 528 102.**



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](mailto:sales@rangesfn.com.au).

***We put you first.***

Regards,

***The Team at First National Ranges - Belgrave & Cockatoo***

