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## Property Details



**2 Colston Avenue, Sherbrooke**

**PEACE & PRIVACY IN SOUGHT AFTER  
SHERBROOKE**

**UNDER  
CONTRACT**

**\$840,000**

Air Conditioning

Split System Air Conditioni  
ng

Open Fire Place

Split System Heating

Shed

2 Open Spaces

Dishwasher

In what could be considered the most sought-after area throughout the Dandenong Ranges, is this 'wow' factor open plan home that provides more than enough room for all the family to enjoy. Low-maintenance BV construction boasts a brilliant entertaining deck that overlooks the Alfred Nicholas Memorial Gardens for quiet strolls with mother nature. Fully renovated throughout 3 bedrooms, and 2 bathrooms (full ensuite) and is surrounded by stunning green lawns of 1,575 sqm, mature trees and colourful local birdlife. All kept comfortable by a cosy combustion wood fire, gas ducted heating, and split system cooling. With a securely fenced yard, 6m X 3m store shed/workshop, under-house storage, and the convenience of a remote lock-up garage. If you are looking for a better lifestyle in the 'Hills', then look no further than this outstanding opportunity.

Contact Grant Skipsey on 0418528102

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

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

[Statement of Information](#)















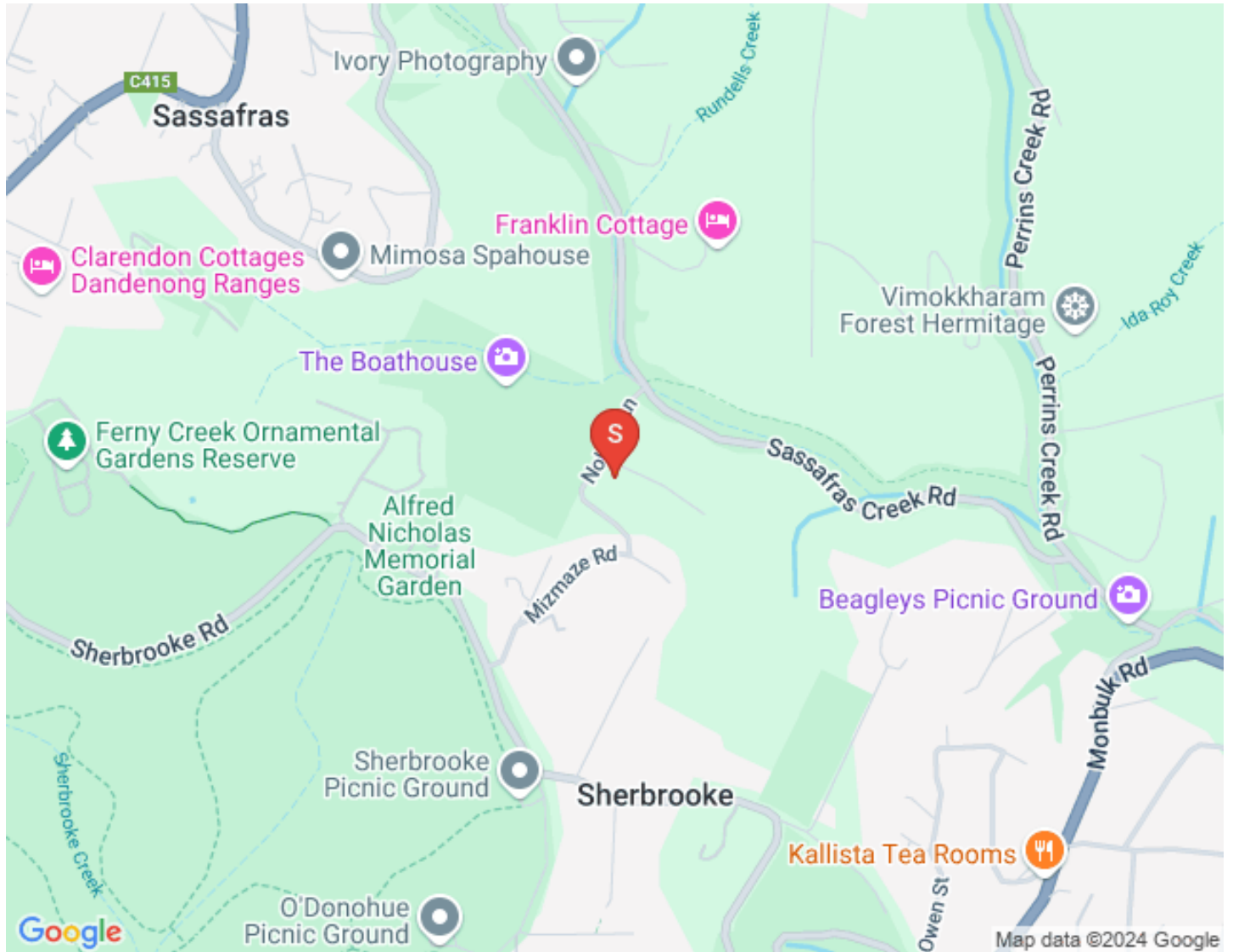








## Location





## Pricing Information

The property at 2 Colston Avenue, Sherbrooke is currently for sale at **UNDER CONTRACT \$840,000 - \$910,000.**

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





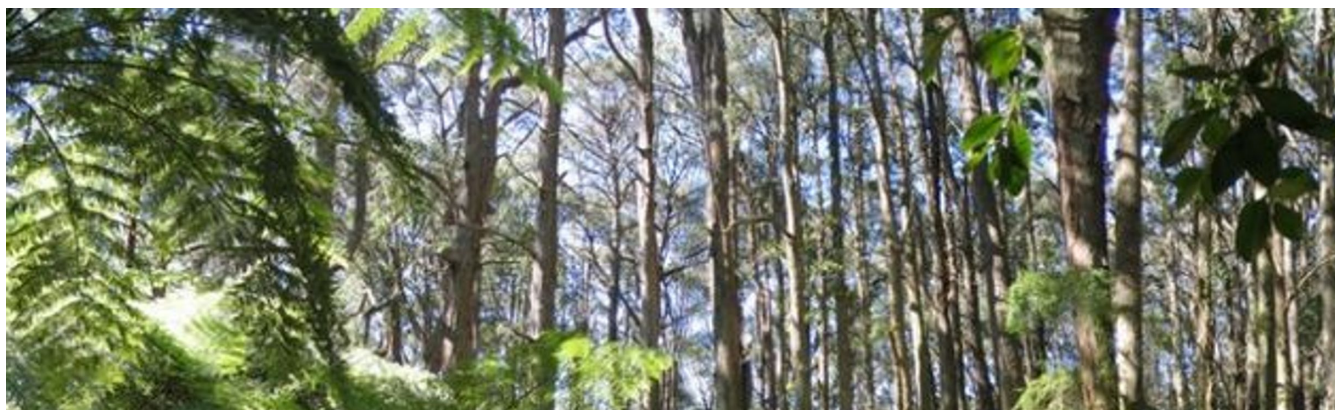
# Ferny Creek

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



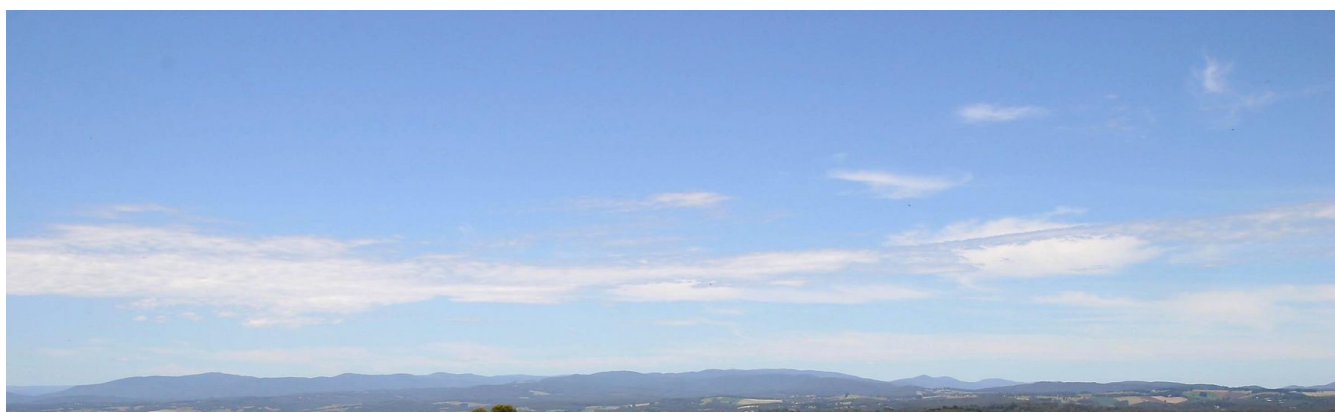
# Kallista

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



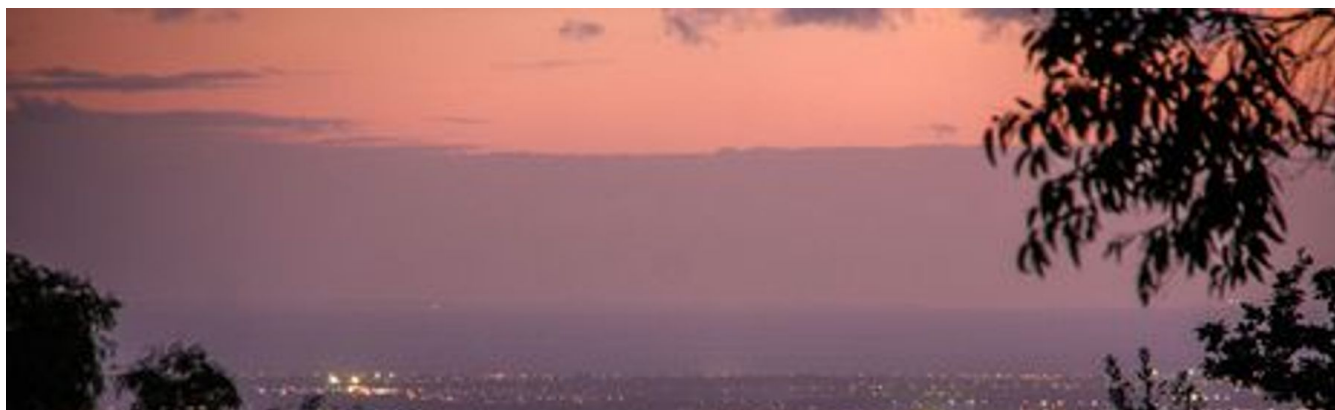


# Upwey

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



## Upwey



## 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 2 Colston Avenue Sherbrooke, 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, Sherbrooke 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***

