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Property Details



13/13 Vista Court, GEMBROOK

**WALK TO TOWN. LOW MAINTENANCE.
PRIVATE. INVESTMENT OPPORTUNITY**

2  1  1 

\$480,000 -

\$525,000

Air Conditioning

Split System Air Conditioni
ng

Ducted Heating

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

This well-appointed over 55's unit is on a lovely flat, maintainable allotment of 236m² and has plenty of 'added extras' sure to impress the most fastidious buyer. High ceilings throughout, open plan living/dining/kitchen, spacious rooms and a fabulous location where you can walk into Gembrook Township, stop for a chat and maybe a coffee, and enjoy community living in this picturesque town.

Featuring:

2 spacious bedrooms, both with built-in robes.

Central bathroom - ensuite effect from the main bedroom.

2 Toilets

Contemporary kitchen with wall oven, hotplates, and dishwasher.

Fabulous storage throughout.

Open plan living and dining.

Gas ducted heating and split system.

Single garage with internal access.

Undercover entertaining.

Flat, fenced allotment with side access.

Quick access by foot to the supermarket, cafes, parks, churches and much more!

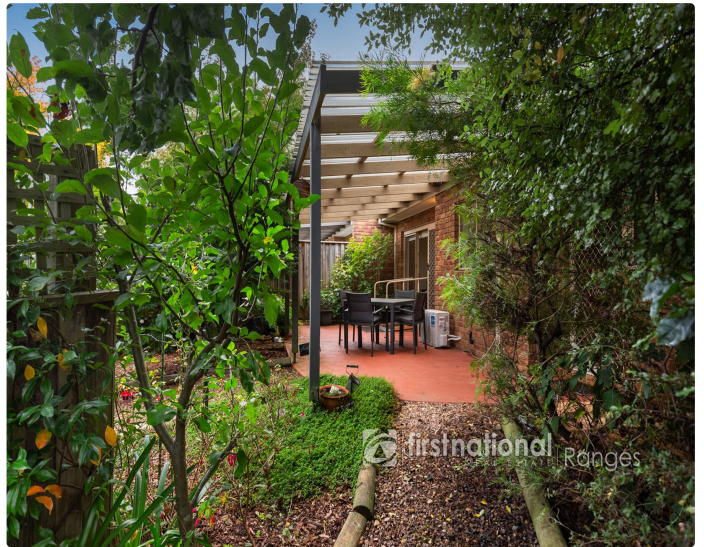
Looking forward to showing you how to downsize in style and enjoy living in sunny Gembrook.
Contact Mick Dolphin 0429 684 522 or Janet Hawkins 0409 117 432 for further details.

Ranges First National COVID directives being followed*

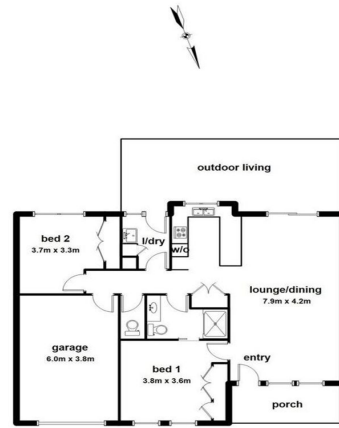
<https://www.consumer.vic.gov.au/duediligencechecklist>

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

[Statement of Information](#)







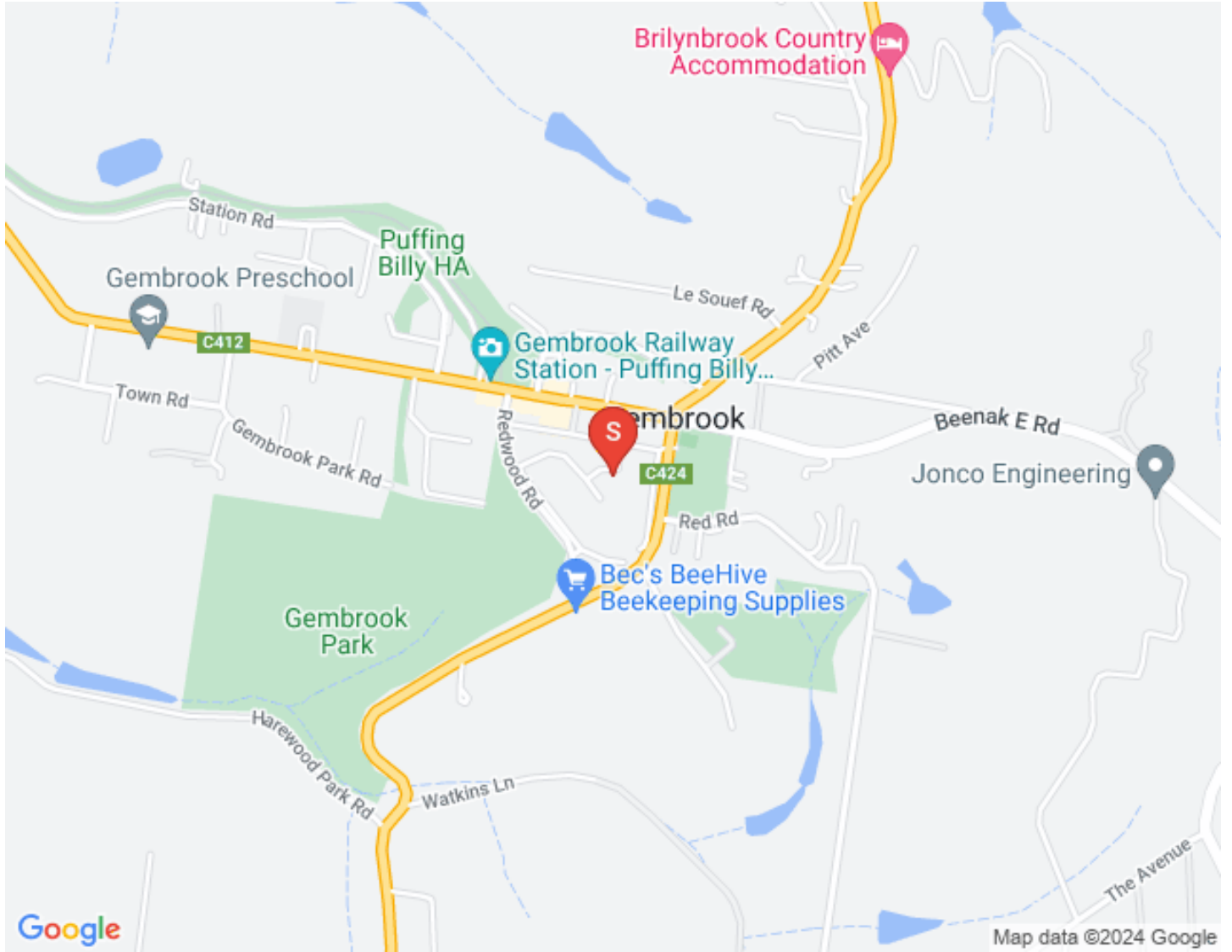
Floor Area 103 sqm (11.1 squares)
 *The plan is for illustrative purpose only, floor area is living space.
 All details are to be confirmed onsite.

Pricing Information

The property at 13/13 Vista Court, GEMBROOK is currently for sale at \$480,000 - \$525,000.

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

Location



Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

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

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 13/13 Vista Court GEMBROOK, if you would like further information or would like to view this property, please call [agent-firstname] [agent-lastname] on [agent-mobile].



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.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo



