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## Property Details



**16 Quinn Road, GEMBROOK**

**YOUR COUNTRY LIFESTYLE AWAITS**

**\$1,200,000 -**  
4  2  3  **\$1,320,000**

Air Conditioning

Split System Air Conditioni  
ng

Study

Rumpus Room

Ducted Heating

Deck

Built In Robes

Dishwasher

Situated on almost 1 acre, this character home with large verandas is what you've been dreaming of.

Upon entering the home, the first thing you'll notice is the high ceilings, then the sense of space.

Well zoned too, with parents' main bedroom with ensuite, BIR and walk-in robe at one end of the house and kids 3 bedrooms at the other, right next to the rumpus room.

Most rooms have French doors to access the verandah.

Centrally the home has a chef's own modern kitchen with dishwasher, porcelain sink, Caesar stone bench tops and Belling oven, meals area as well as 2 other separate living rooms and a large study.

Comfort is provided by 3 split systems and near new gas ducted heating with the property connected to mains water and mains gas.

Special features include picture rails, ornate plasterwork and polished hardwood floor boards. The main bathroom has a claw foot bath as a centrepiece. Outdoors there is plenty of room on almost one acre for children and pets to romp around amongst established gardens with several varieties of fruit trees - lemon, mandarine, apple, mulberry and more. Also, 3 cross overs to give plenty of space for vehicles and an in/out driveway plus a three bay American style

garage with mezzanine storage.

All of this within walking distance of childcare centre, shops and the wonderful eateries that Gembrook has become renowned for.

Gembrook is a quiet country town around an hour from Melbourne at the end of the Puffing Billy Railway line.

Shops, Primary School, cafés and restaurants as well as bus transport are some of its many features.

Once your life here, you may never leave!

Call Mick Dolphin 0429 684 or Janet Hawkins on 0409 117 432 to arrange your inspection.

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](#)











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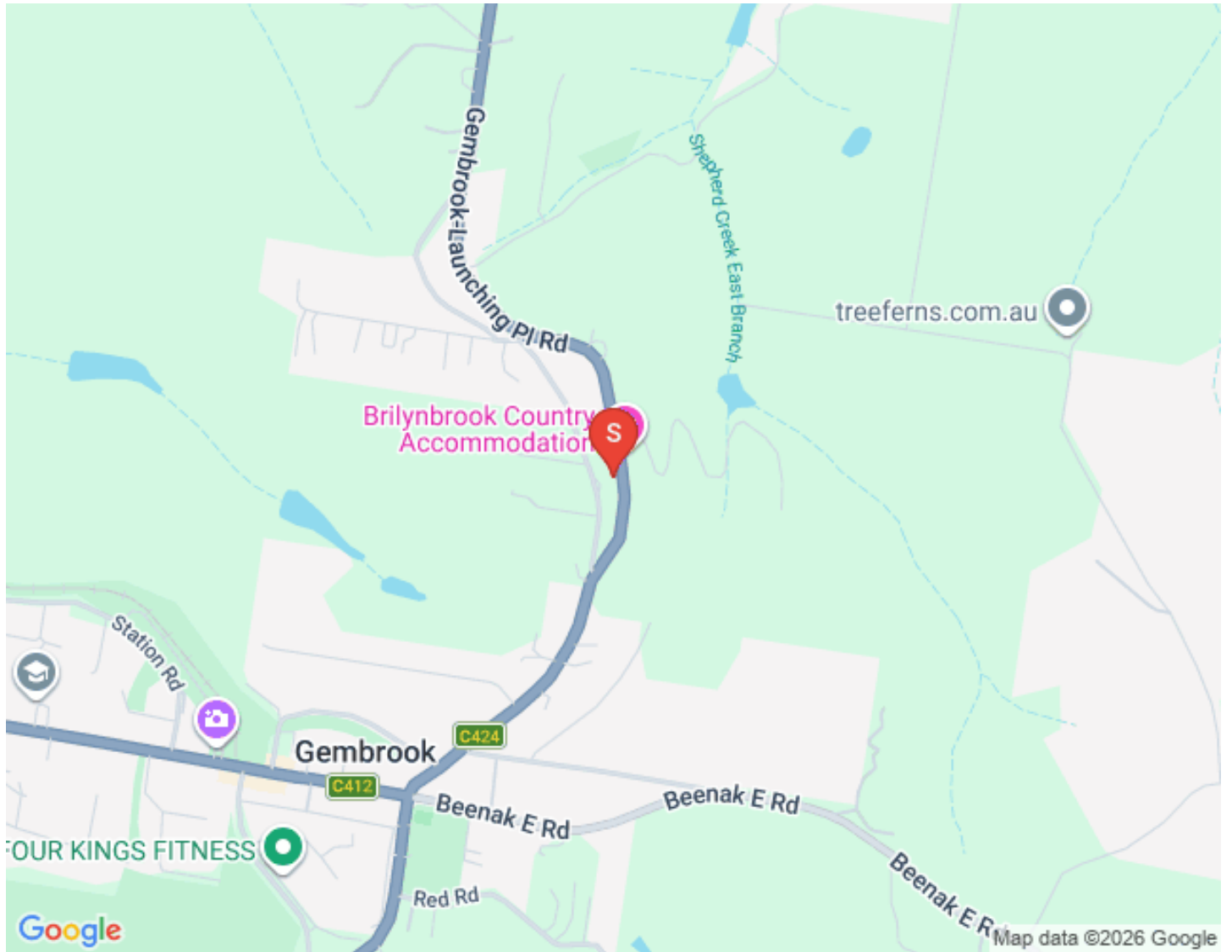
## INVESTOR INFORMATION

It is our opinion that if this property were offered for rent in the current market it would achieve **an approximate return of \$700 - \$750 per week**

**Ranges First National Property Management 9754 6111**

Ranges FN Rentals have put together this information from sources available to us, however we cannot guarantee it's accuracy as some information may have been provided from outside sources. Similarly, we are not registered financial advisors. Therefore you should seek professional assistance if you intend to make financial decisions based on the information provided.

## Location



## Pricing Information

**The property at 16 Quinn Road, GEMBROOK is currently for sale at \$1,200,000 - \$1,320,000.**

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

## 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](#)



## Inspect This Property

### The next scheduled open home is:

\*If no open home is scheduled please contact the agent.

## Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

## Your Local Agents



### **MICK DOLPHIN**

DIRECTOR/LICENSED ESTATE AGENT

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0429 684 522

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

## ***Trusted. Local. Results-Driven.***

With over 19 years in real estate and a near-perfect Rate My Agent rating, Mick Dolphin is known for being knowledgeable, straightforward and easy to deal with — delivering strong results while making the process feel simple and stress-free.

### ***What sets Mick apart:***

- Hard working
- Near-perfect Rate My Agent rating
- Genuine, professional and down to earth
- Clear communicator who keeps things simple and manageable
- Strong negotiator focused on the best possible outcome
- 38-year local resident of the Dandenong Ranges
- Deep community involvement with strong local connections
- Practical, real-world knowledge of the hills market
- Embraces modern marketing and technology where it adds value
- Constantly learning and improving to better serve clients
- 19+ years' experience with multiple industry awards
- Business built largely on repeat clients and referrals

### ***Beyond real estate:***

- Proud husband to Meaghan and dad to two boys
- Enjoys time in the garden and at Emerald Lake Park
- A Degree in horticulture with a love of open space and the hills lifestyle
- Cricket/indoor cricket nut playing at Emerald, South Belgrave & Chiefs Cricket Clubs
- Regularly supporting his boys on the sidelines at local sport

Approachable, hardworking and committed to helping clients feel confident every step of the way.

During his real estate career, Mick has consistently excelled, earning the top Diamond Sales Awards every year from 2014–2025, plus achieving top 10 Sales Person of the Year honours in these years, including #2 ranking for Victoria & Tasmania (2019–2021). This has assisted the Ranges First National office rank in the Top First National offices in Victoria and Tasmania from 2017–2025.



## **JANET HAWKINS**

**SALES CONSULTANT**

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0409 117 432

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

Janet is a Licensed Estate Agent with 27 years of local real estate experience, making her the most qualified assistant in the area. She will work alongside Mick to address all your needs throughout the sales campaign.

Janet will take care of essential tasks such as booking photos, creating floor plans, organizing drone shots, producing videos, writing advertising copy, and coordinating with stylists and tradespeople before your property hits the market. Her goal is to ensure your property is showcased online in the best possible light.

Known for her reliability, honesty, and extensive knowledge, Janet is a skilled negotiator and sales consultant in her own right. She is your problem solver and a dependable support system during both the sales process and after the sale. You can count on her to prioritize your needs and provide exceptional assistance.

Outside of work, Janet is a proud mother and grandmother. She enjoys reading, dining out, and spending quality time with family and friends. Janet has a passion for travel and living life to the fullest, especially riding her Harley Davidson with her partner, Jock. Additionally, she is an animal lover with two rescue cats, Benny and Chico, and a rescue dog named Axel.

## Helpful Links



## Links

[Home Buyer Guide](#)

[Recent Sales](#)

[New Properties](#)

[Multiple offer form](#)

[Financial Calculators](#)

[People We Trust](#)

## Ranges First National - About Us

**Thank you for viewing the E-Book for 16 Quinn Road GEMBROOK, 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, 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***

