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Property Details



36 Murray Road, The Patch

Retro Classic Reinspired for Today in the Beautiful Patch Valley.

3  3  0 

**\$850,000 -
\$920,000**

1 Ensuite

Air Conditioning

Split System Air Conditioning

Study

Open Fire Place

Ducted Heating

Floor boards

Outdoor Entertaining

Shed

Built In Robes

Dishwasher

CLOSING DATE FOR OFFERS 4pm MONDAY 9th DECEMBER (unless sold prior)

The Patch is known by locals as one of the most picturesque places in the Dandenong Ranges, Autumn and Spring being the showcase seasons that bring the sensational colours to your chairside.

Just within walking distance to the favourite Patch General Store this 3-bedroom plus study, 2-bathroom home has a great vibe throughout and is move in ready.

The pink stairs give a little hint of the quirky style! Sensitive to its origins the home still boasts, gleaming polished timber floors, ornate cornice and ceilings.

These blend with more modern fittings to create perfect spaces. You'll love the extension (master bedroom+study) that has been architecturally designed.

Featuring:

- ❖ A main bedroom, ensuited with walk in shower, excellent storage.
- ❖ 2 further bedrooms serviced by the updated full bathroom
- ❖ Designated work from home/study space

- ❖ Open plan, spacious kitchen, 900mm SS oven/cooktop, DW and ample storage
- ❖ Lounge and separate dining
- ❖ Well-appointed laundry

Outdoors is just under ❖ an acre of beautiful old growth trees, Elm and Oak, in established gardens with fruit trees.

Also, a chicken coop, vegie patch, under house storage, a deck to sit and take in the vistas also a covered entertaining area for BBQ❖s and gatherings.

You are minutes to Monbulk Township, rail connections at nearby Belgrave.

Pack your bags and get excited to move to The Patch, explore all that the Dandenong Ranges have to offer and live your best life.

Call Mick Dolphin 0429 684 522 or Erin Davies 0493 136 937 to make a time to see your new home.

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

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

[Statement of Information](#)









36 MURRAY ROAD, THE PATCH
TOTAL INTERNAL HOUSE: 135m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Location



Pricing Information

The property at 36 Murray Road, The Patch is currently for sale at \$850,000 - \$920,000.

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



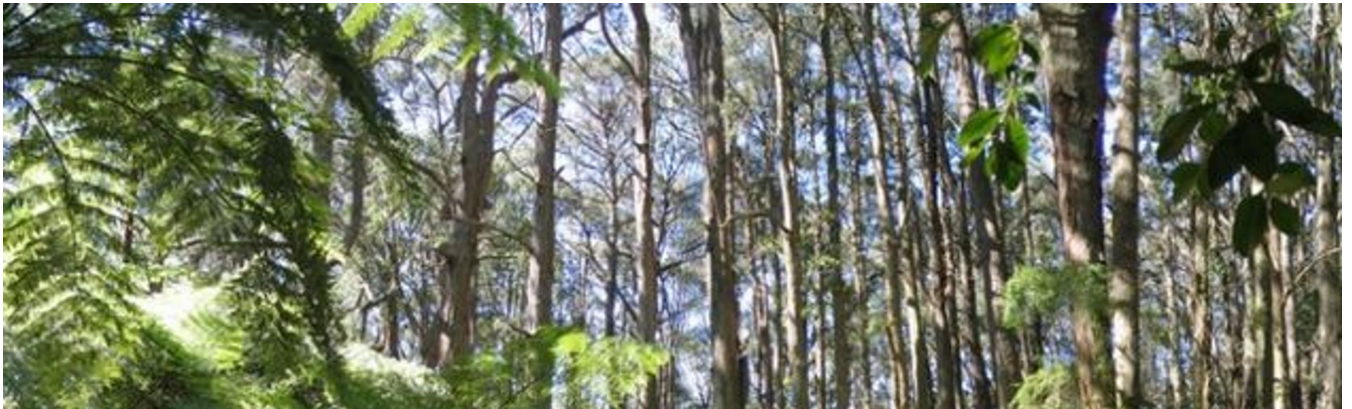
Ferny Creek

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



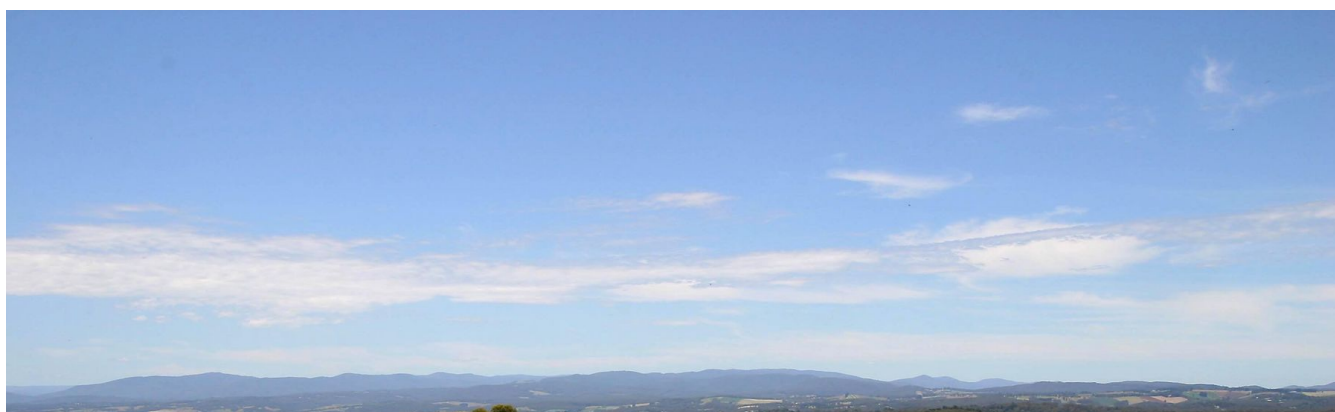
Kallista

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

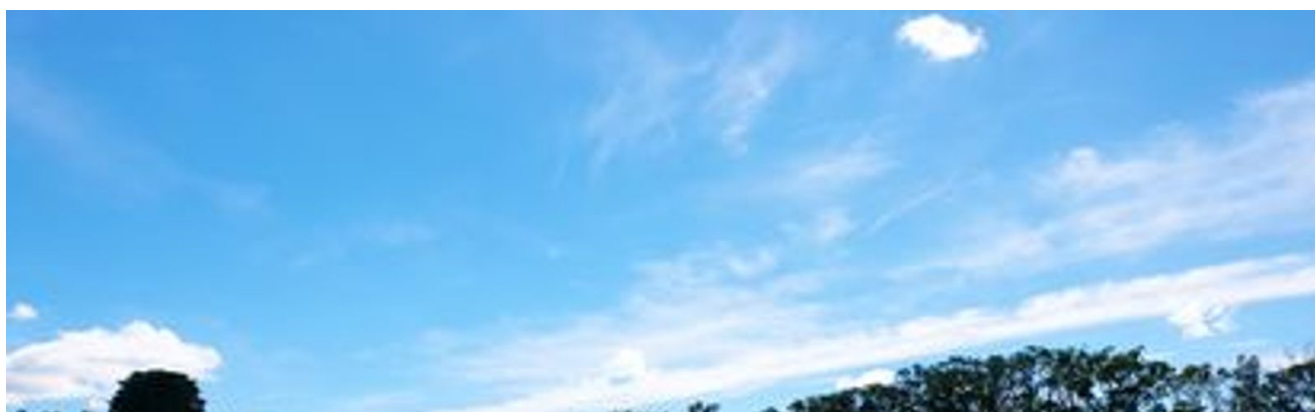


Monbulk

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](#)

 **firstnational**
REAL ESTATE | Ranges

The Patch

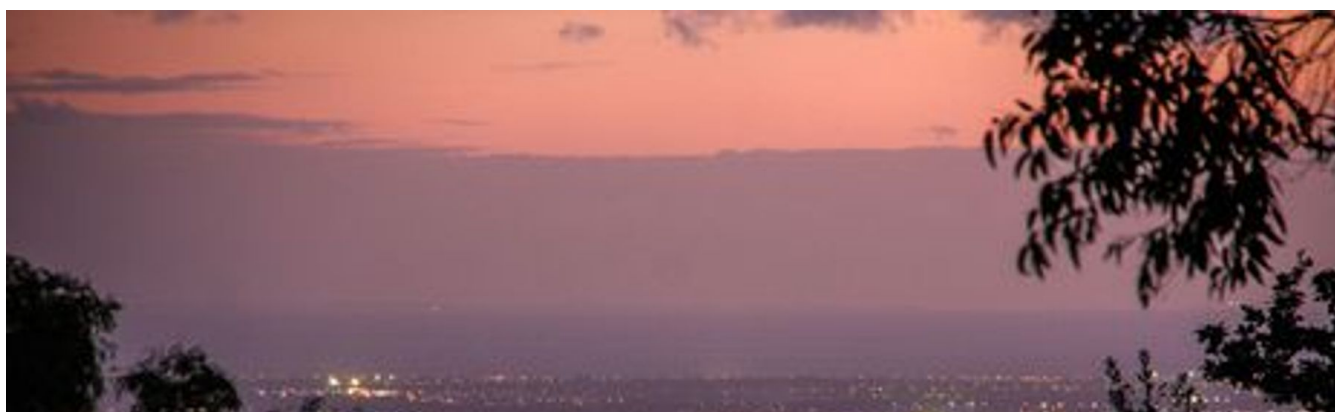


Upwey

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



Upwey



Inspect This Property

The next scheduled open home is: 16-Nov-24 2:30pm to 3:00pm

*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

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 20 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.

Continually striving to improve himself, Mick is an avid reader, he seeks to advance his skills, continues to learn and is happy to try new systems. While 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 18 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 beautiful garden or rural aspect! He also enjoys indoor and outdoor cricket and currently plays at Emerald 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!

Part of the Elite & Top First National offices for 2017, 2018, 2019, 2020 & 2021, 2022 and 2023 in Victoria and Tasmania

Diamond Sales Award 2014, 2015, 2017, 2018, 2019, 2020, 2021, 2022 & 2023

2 Sales Person of the Year 2019, 2020 & 2021 in Vic/Tas

3 Sales Person of the Year 2017 in Vic/Tas

5 Sales Person of the Year 2022 in Vic/Tas

7 Sales Person of the Year 2018 in Vic/Tas

13 Sales Person of the Year 2023 in Vic/Tas

Number one referrer in 2013.

Top 20 salesperson Victoria in 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



ERIN DAVIES

SALES CONSULTANT

0493 136 937

erind@rangesfn.com.au

Erin prides herself on being able to easily communicate with people, understand their needs and deliver on her promises. She is friendly, approachable, and honest.

Coming from a solid career of 19 years in retail, working her way up to management, succeeding in an extremely difficult field, looking after her team, and excelling.

Now Erin is looking to diversify her customer service skills and combine that with her love of farm life that she enjoyed for over 20 years living on 5.5 acres in Pakenham Upper. She hopes to specialize in acreage properties but is excited to help anyone on their real estate journey whether its selling or buying. She joins Team Dolphin and has the support of several of the most experienced agents in the Yarra Ranges, to learn her craft.



ANTHONY IORLANO

SALES CONSULTANT

0494 142 438

anthonyi@rangesfn.com.au

Meet Anthony, a dynamic and determined individual with a track record in sales and customer service. With a keen eye for opportunities and a knack for building lasting client relationships, Anthony brings expertise to your property's growth and your real estate goals while exceeding customer expectations. Trust Anthony to elevate your sales strategy and deliver unparalleled results.

Outside of work, you will find Anthony on the field practising archery or sampling the local food and wine scene locally, living in Upwey he knows all the good spots, ask his recommendations!



ALISON BARKLEY

SALES CONSULTANT

0494 175 410

alisonb@rangesfn.com.au

Alison has a diverse background, having worked in accounts and retail sales in various industries. In 2018, she established a successful local farming business at her 64-acre farm in Cockatoo, known as Springfern Farm. The business supplied quality eggs and chickens to local families and businesses, with their distinctive bright pink egg cartons stocked in many local stores.

Alison first moved to the hills in 2012, residing in Cockatoo & Pakenham Upper. She is trusted and well connected in the community, characterized by her down-to-earth, honest, caring, and compassionate nature.

Alison has a genuine passion and interest in Real Estate and property investing, with a keen eye for detail and extensive knowledge of the area. She also has previous experience in renovation, building and construction, and buying and selling property.

Her hobbies include a love for 4-wheel driving, camping, and the outdoors. Alison enjoys spending time with her partner, Pete, and her children, Jack and Ella, who are active in the community with the Gembrook CFA and Gembrook Scout Group. Additionally, Alison has a deep affection for dogs, particularly her German Shepherd named Nala.

With family also living in the hills, Alison can't imagine living anywhere else. She finds the hills to have a calming nature and feels grateful to both work and live there, describing it as a place where one can forget about the hustle and bustle of the suburbs.

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 36 Murray Road The Patch, 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.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo

