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## Property Details



**107 Emerald-Monbulk Road,  
Emerald**

**IMMACULATE HISTORIC COTTAGE  
BACKING ONTO A CREEK**

**\$860,000 -**

**\$940,000**

Air Conditioning

Split System Air Conditioni  
ng

Ducted Heating

Floor boards

Dishwasher

\*\*\*\*CLOSING DATE FOR OFFERS Wednesday 4th of December at 4.00pm \*\*\*\* (unless sold prior).

If character and charm are at the forefront of your criteria, then look no further. Originally a log cottage from the 1920s or 1930s, and at one stage of its life was a famous B&B called **Teddy Bear**, this home has been extended and very tastefully renovated over the ensuing years. Located on a flat, near acre (approx) backing onto Menzies Creek where panning for gold was an avid past-time, also many excellent walking tracks. The home also features an established garden including roses and fruit trees, a fishpond with waterfall, an array of visiting birds and wildlife.

The house consists of a bespoke **Carvills Baltic Pine** kitchen with dishwasher which overlooks the main living area which features a **Nectre** wood heater. The master bedroom has a large walk-in robe/dressing room and is serviced by the renovated bathroom which offers dual access to the living area and features a beautiful claw foot bath and Baltic pine vanity. There are two further bedrooms, well zoned away from each other, with the rear bedroom coming off the second living area which is the ideal retreat area for kids, teens or elderly parents. This also has great access to the rear deck, from which you can enjoy looking out over your domain!

Creature comforts include remote controlled gas ducted heating, split system, air conditioner and instant gas hot water. A generator that is wired in so as the power goes off the generator turns on.

Outside offers a sealed driveway, rear access to the block, down to the garage, where there is plenty of parking for a trailer/caravan/boat. Also, a garden shed/chook pen.

Conveniently located halfway between Emerald & Monbulk and near local amenities such as Woolworths, Aldi, cafes, schools, sports grounds, and Emerald Lake Park.

This home truly is one of a kind and for those that love Heritage properties with all the convenience of modern living, here is the opportunity to make one your own 💎 so book your inspection today!

Call Mick Dolphin 0429 684 522 or Alison Barkley 0494 175 410 today to arrange your inspection.

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

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

[Statement of Information](#)





















107 EMERALD-MONBULK ROAD, EMERALD  
 TOTAL INTERNAL HOUSE: 130m<sup>2</sup>  
 ENTERTAINING/DECK: 25m<sup>2</sup>  
 SHED: 24m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Location



## Pricing Information

**The property at 107 Emerald-Monbulk Road, Emerald is currently for sale at \$860,000 - \$940,000.**

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



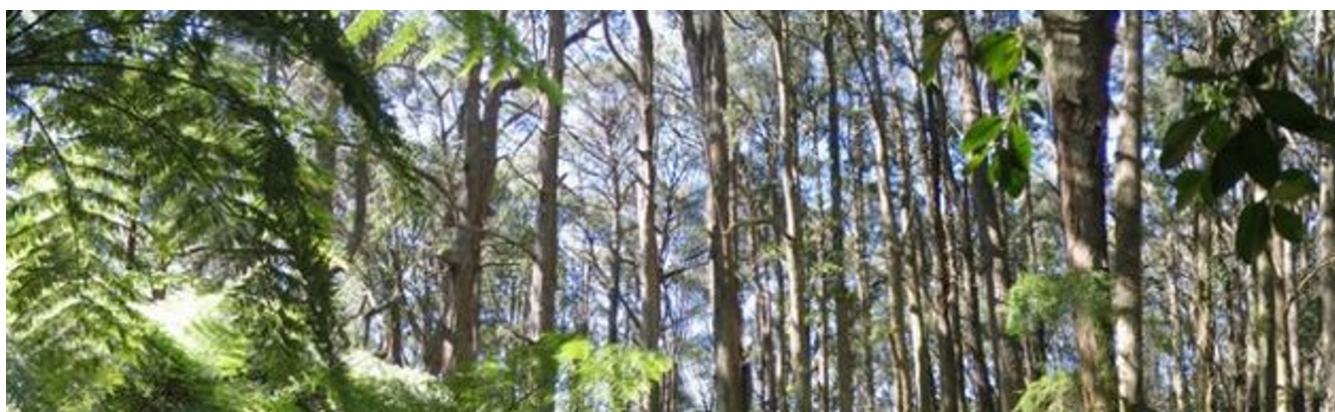
# Ferny Creek

Surrounded by Nature - Click here to find out more about the

- [Ferny Creek Suburb Profile](#)



## Ferny Creek



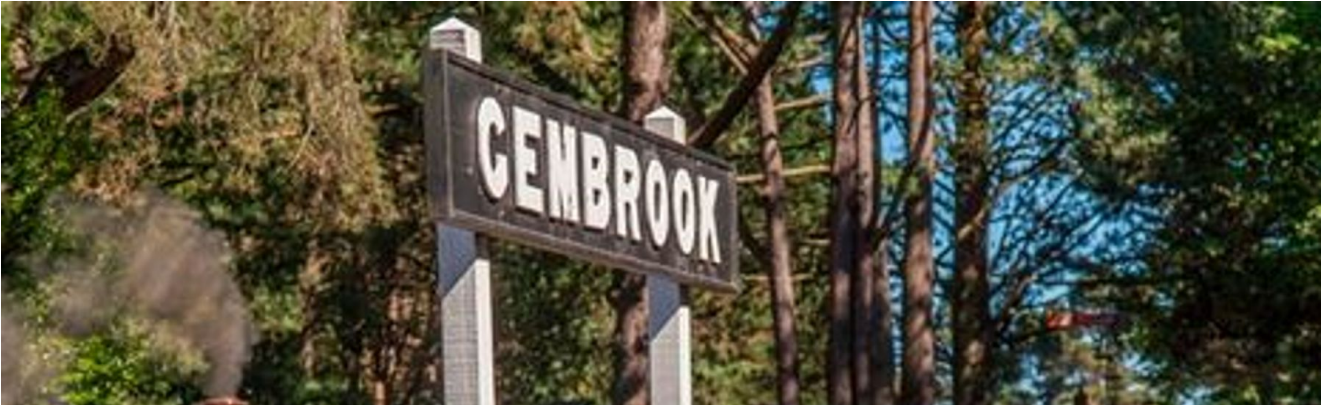


# Gembrook

A Destination that Matters - Click here to find out more about the - [Gembrook Suburb Profile](#)



## Gembrook



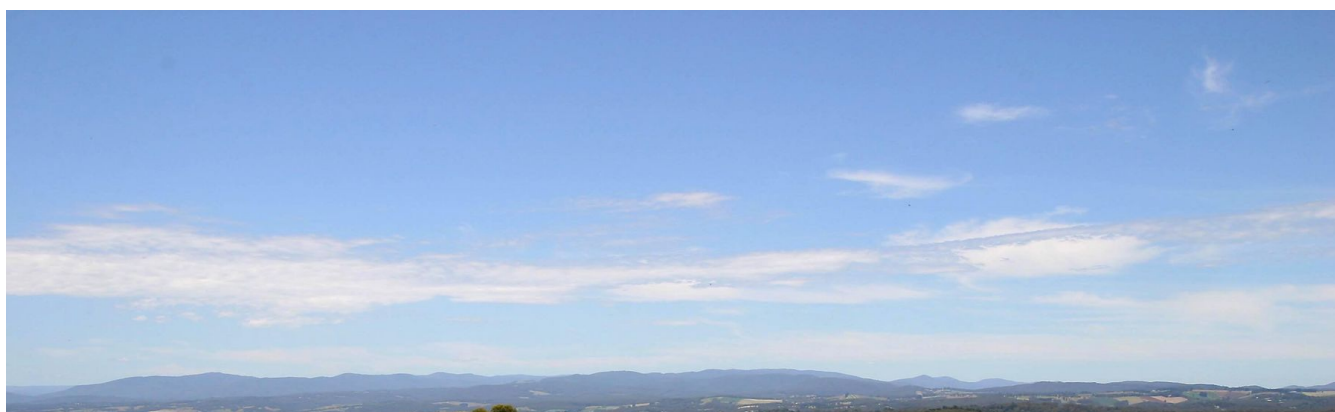
# Kallista

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





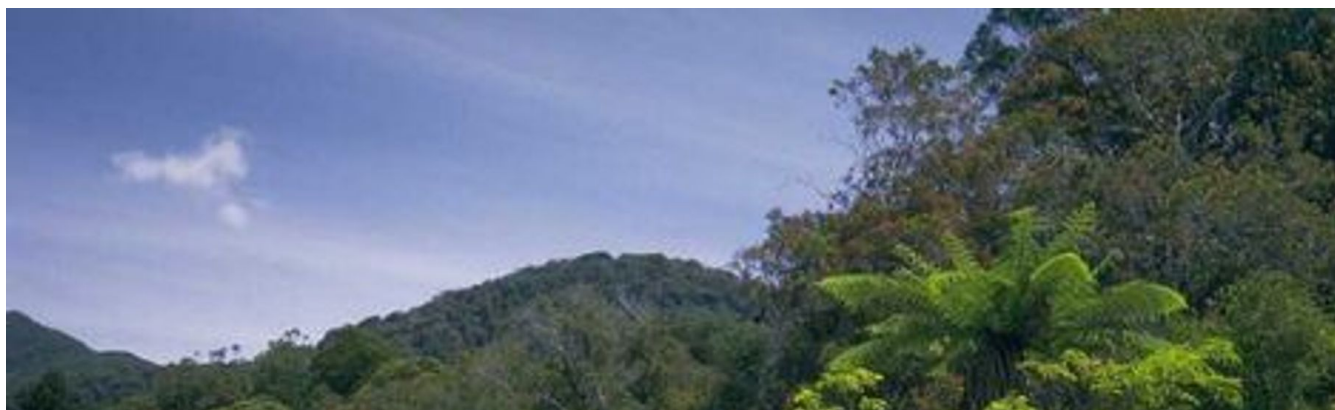
# Tecoma

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



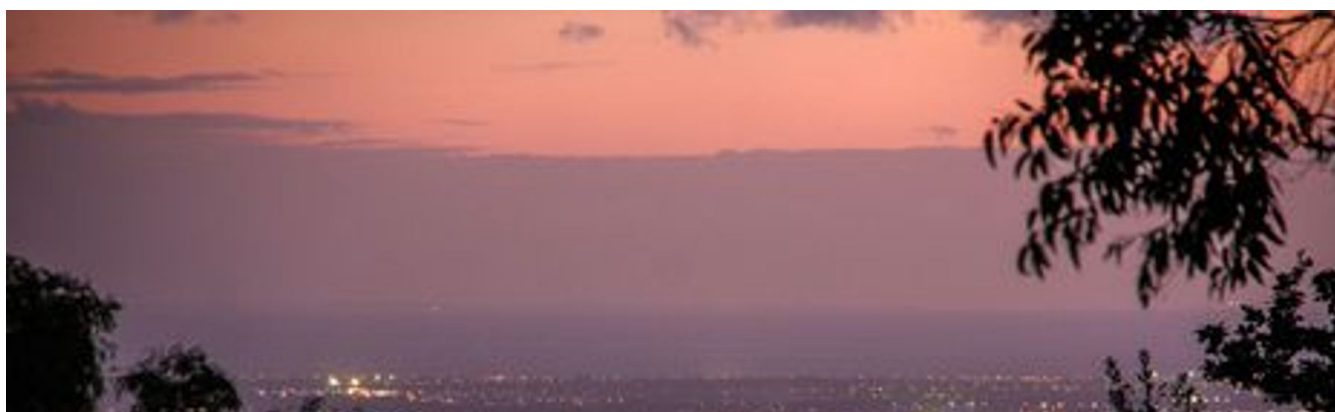


# Upwey

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



## Upwey



## Inspect This Property

**The next scheduled open home is: 23-Nov-24 12:45pm to 1:15pm**

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



## Key Documents

[Download the Due Diligence Checklist](#)

## 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)



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**

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0409 117 432

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

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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**

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0493 136 937

[erind@rangesfn.com.au](mailto: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**

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0494 142 438

[anthonyi@rangesfn.com.au](mailto: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

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0494 175 410

[alisonb@rangesfn.com.au](mailto: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 107 Emerald-Monbulk Road Emerald, 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***

