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## Property Details



**102 Blumm Road, Belgrave South**

Been Planning a tree change?

4  3  7  **\$1,395,000**

1 Ensuite

Air Conditioning

Split System Air Conditioni  
ng

Study

Open Fire Place

Split System Heating

Courtyard

Outdoor Entertaining

Workshop

5 Open Spaces

Dishwasher

Ideal for those who prioritize privacy, this exceptional acreage is nestled at the end of a quiet, no-through road.

Blending classic architecture with sensitive land management together as one.

This one-of-a-kind property creates a harmonious living experience.

With its timeless design, this cherished home is set to provide lasting comfort for years to come and stands as the highlight of this serene natural retreat.

Don't miss out on your chance at a slice of paradise.

Contact Anthony Iorlano on 0494 142 438 to inspect this property.

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

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

[Statement of Information](#)

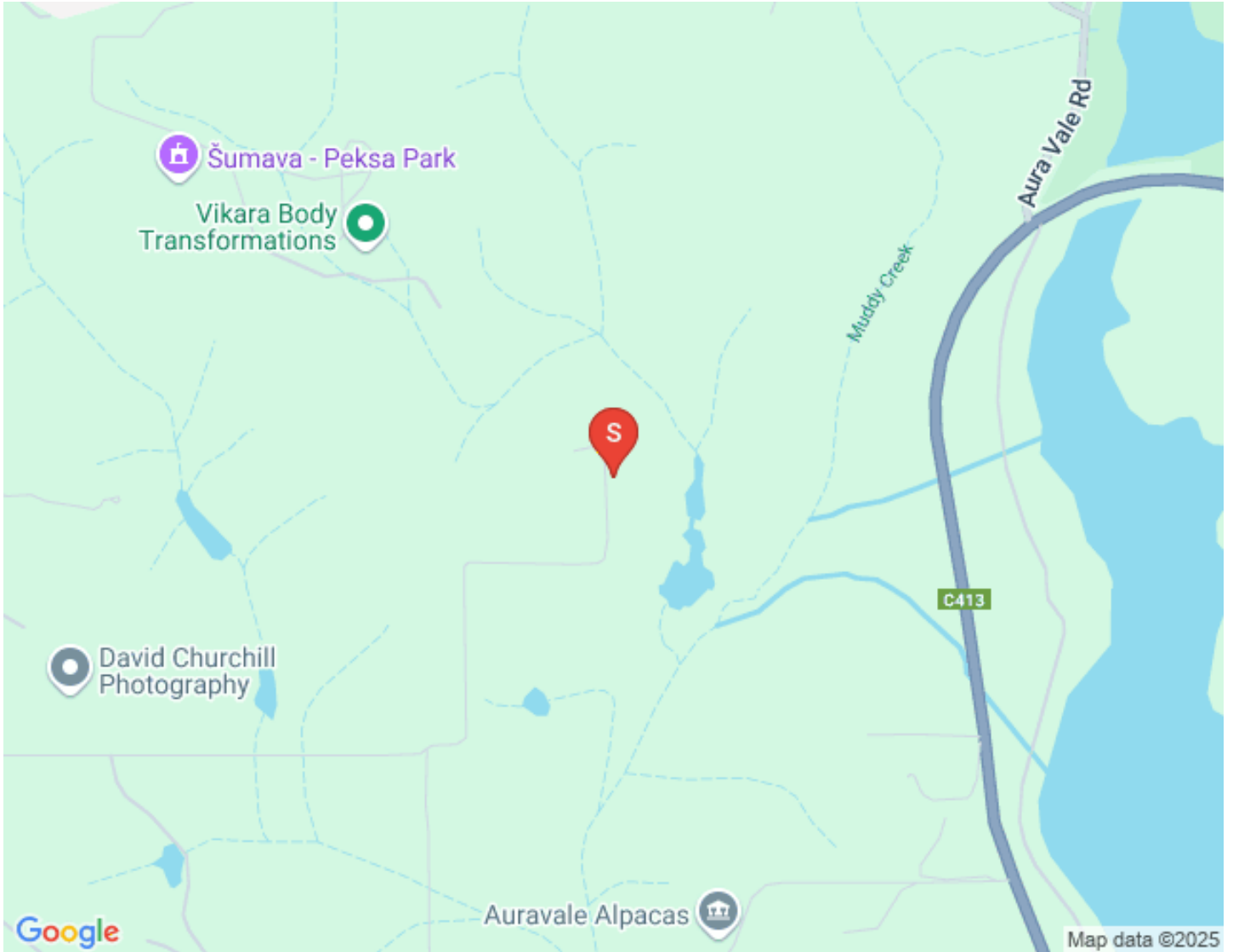








## Location



## Pricing Information

**The property at 102 Blumm Road, Belgrave South is currently for sale at \$1,395,000.**

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

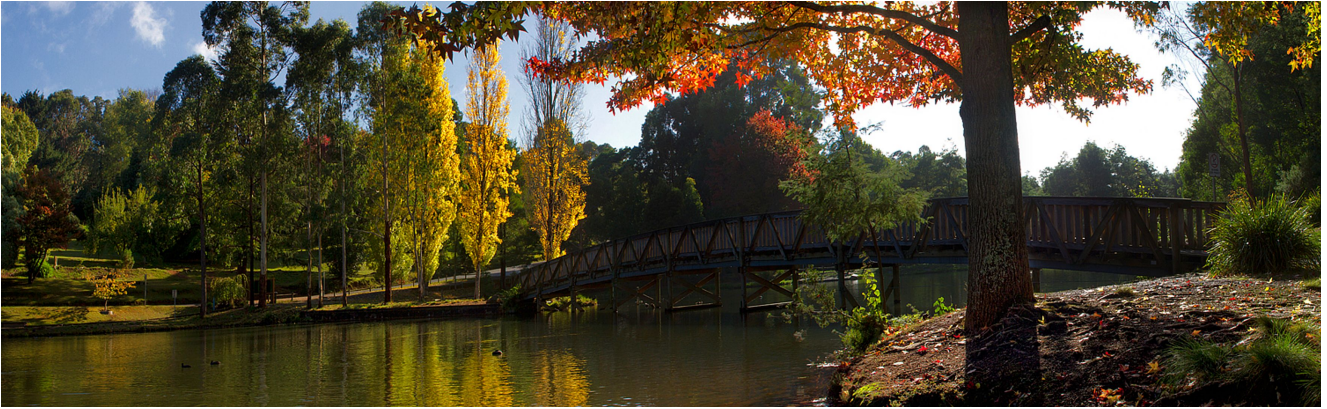


# Emerald

Get the life you're Looking for - Click here to find out more  
about the - [Emerald Suburb Profile](#)



## Emerald

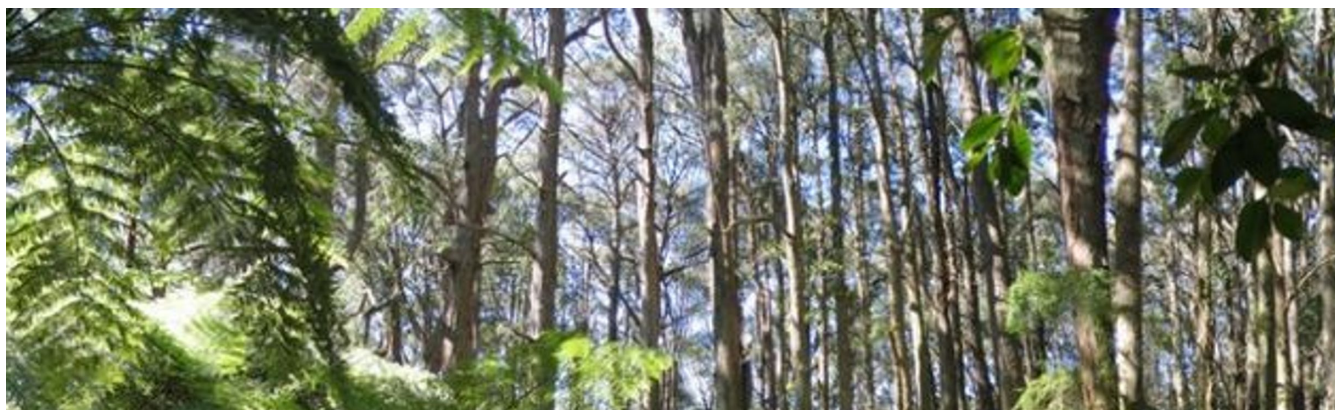


# Ferny Creek

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



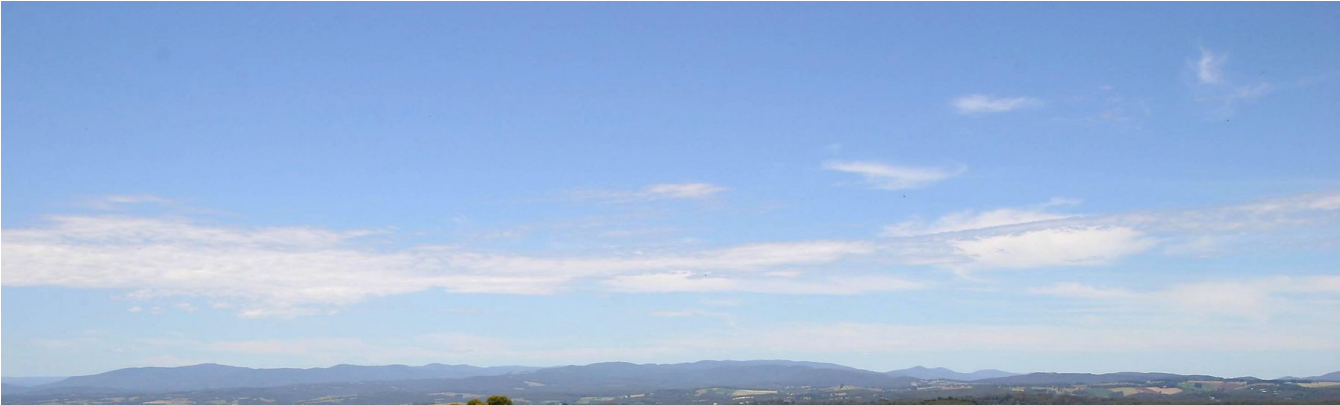
# Kallista

Tourisim Village - Click here to find out more about the - [Kallista](#)

[Suburb Profile](#)

 **firstnational**  
REAL ESTATE | Ranges

## 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

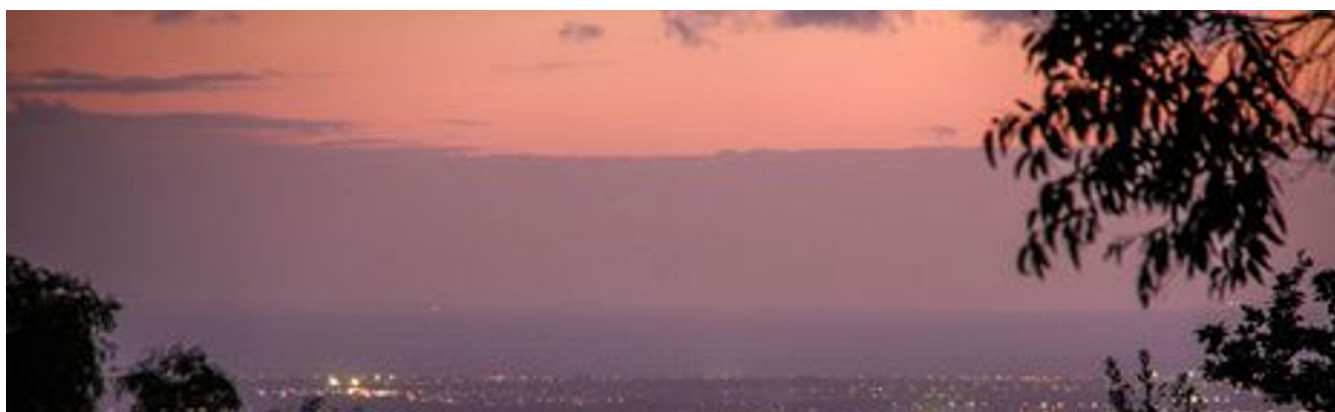


# Upwey

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: 25-Jan-25 3:00pm to 3:30pm**

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

## Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

## Your Local Agents



### **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!



### **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.



## DAVID STEWART

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0411 655 611

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

With over two decades of experience in real estate, David has gained valuable insights into what gives home sellers the best possible chance of success. His vision; is the dedication to serving vendors with care and hard work. David's research and broad understanding of the market, combined with his no-nonsense approach, ensure the implementation of clear and strategic sales campaigns to achieve the best prices for homes in the current market. He takes pride in cutting through the dramatics of real estate to focus on delivering cost-efficient and rewarding sales for his clients. Outside the office, David enjoys various interests, including sports such as football, golf, and cricket, as well as spending quality time with family. If you're seeking professional real estate advice, call David at 0411 655 611.

## 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 102 Blumm Road Belgrave South, if you would like further information or would like to view this property, please call Anthony Iorlano on 0494 142 438.



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, Sassafra, 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***

