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Property Details



31 Baynes Park Road, Monbulk

**IMMACULATE FAMILY LIVING IN THE
HEART OF MONBULK**

4 2 2

**\$850,000 -
\$890,000**

1 Ensuite

Air Conditioning

Split System Air Conditioni
ng

Study

Open Fire Place

Ducted Heating

Deck

Floor boards

Outdoor Entertaining

Built In Robes

Dishwasher

Perfectly positioned on the high side of the street and showcasing exceptional presentation, this beautifully appointed four-bedroom, two-bathroom residence offers the very best in Hills living. Designed with comfort, style and functionality in mind, this home is ideal for families seeking space, warmth, and a touch of country charm all within walking distance to Monbulk's vibrant main street.

Step inside to discover stunning timber floorboards that flow seamlessly throughout the home, setting the stage for the sun-drenched, open-plan kitchen, dining, and family zone. The country-style kitchen is a standout feature, bathed in natural light and overlooking the spacious family area that leads effortlessly to a fabulous covered entertaining deck. With treetop vistas and year-round usability, this deck is the perfect spot for relaxed alfresco dining especially with the convenience of the servery window fabulous when hosting friends and family in a serene setting.

The generous master suite offers a peaceful retreat, complete with ensuite, wall to wall robes while the remaining three bedrooms all with built in storage, are serviced by a beautifully

finished central bathroom. Year-round comfort is assured with gas ducted heating, a split system, and a cozy Coonara fireplace in the loungeroom, perfect for chilly evenings. Downstairs is the spacious living area which provides versatile living options and includes extensive under-stair storage and direct access to the carport, which boasts multiple storage solutions for all your lifestyle needs. Set behind a remote-controlled gate, the sealed driveway offers plenty of off-street parking for a caravan, boat, trailer or multiple vehicles. With all the practicalities taken care of, this property truly delivers both charm and convenience. Located within walking distance to public transport, local schools, shops, the aquatic centre, and only a 10-minute drive to Belgrave Central and train station, this home is the complete package for modern Hills living.

<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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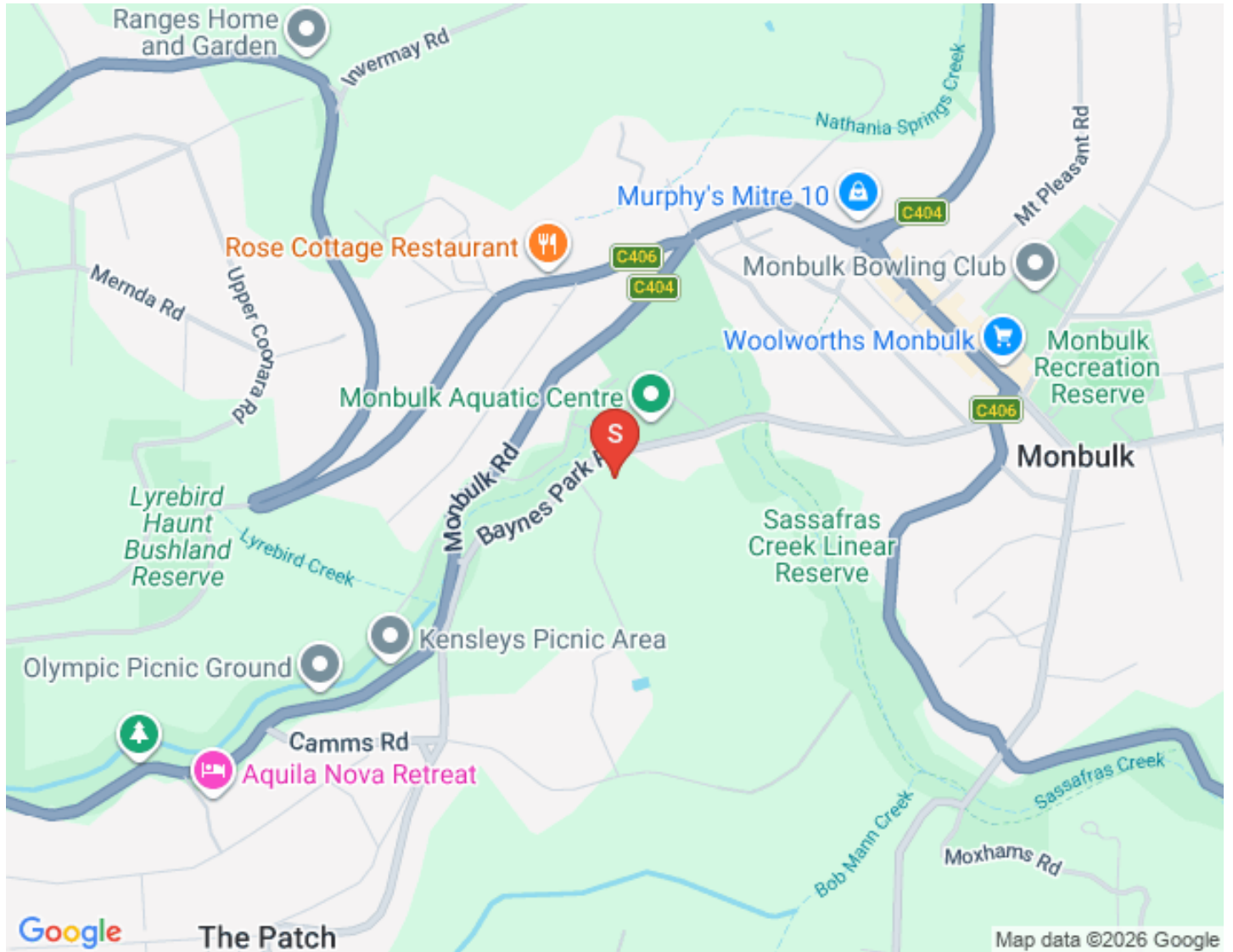
Mick Dolphin

0429 684 522

03 9754 6111

MickD@rangesfn.com.au

Location



Pricing Information

The property at 31 Baynes Park Road, Monbulk is currently for sale at \$850,000 - \$890,000.

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](#)



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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](#)

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 26 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 20 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 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 South Belgrave Cricket Club where he captains the Veterans team. Mick's boys also play local 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, 2023 and 2024 in Victoria and Tasmania

Diamond Sales Award 2014, 2015, 2017, 2018, 2019, 2020, 2021, 2022, 2023 & 2024

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

6 Sales Person of the Year 2024 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

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.



CAITI ELLIS

SALES CONSULTANT

0493 136 937

caitie@rangesfn.com.au

We also welcome local Caiti Ellis into the sales team, following 18 months of "learning the ropes" and gaining valuable experience in administration. Caiti has transitioned into sales and is already making waves.

Caiti was born and raised in Cockatoo which has given her a rich understanding of the local community inspiring her genuine passion for helping people find their perfect home in the hills.

Caiti's roots run deep in the community. She has played for both the Emerald Junior and Senior Football club. Whether on the field or in the real estate market, she brings the same dedication, teamwork, and drive to succeed.

When she's not assisting clients, Caiti enjoys spending time with her two beloved dogs, Fonzie and Daisy, or crafting the best espresso martinis you've ever tasted!

Passionate, motivated, and eager to advance in her real estate career, Caiti is committed to providing exceptional service, ensuring that every client feels confident and excited about their property journey. Whether you're buying, selling, or simply seeking advice, Caiti is ready to help!

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 31 Baynes Park Road Monbulk, 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

