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Property Details



9 Georges Road, The Patch

The Perfect DIY in The Patch on over 3000 m2

2  1  2 

\$660,000 -
\$680,000

2 Open Spaces

Roll up your sleeves and get excited by the prospect of transforming this traditional hills classic back to its original splendour. Set on over 3000m2 of nature's best sits this character weatherboard cottage just waiting for the next owner to bring it back to life.

The cottage, as is, boasts all you want in such a home. Pine floorboards throughout a cosy floorplan that sees the large kitchen off the living room as the hub of the home.

You will love the ample bench space and kitchen design that allows for a small kitchen table too. Many a winter night will be spent by the wood fire enjoying your favourite bottle of red.

What it could be is up to you. Maybe keep the outside character and create a modern masterpiece inside?

Outside is your very own deck set amongst beautiful surrounds where many a summer BBQ will be enjoyed. You are minutes to Monbulk Township and The Patch General Store has great coffee and treats.

With vendors keen to sell, make this a must see!

Call Grant Skipsey on 0418 528 102 today to arrange an inspection.

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

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

[Statement of Information](#)



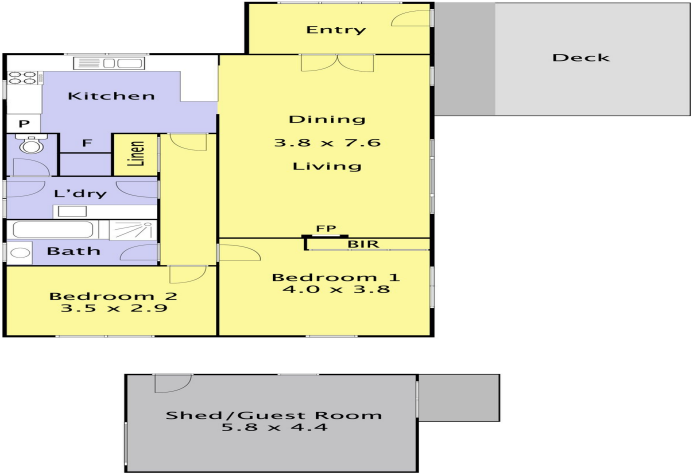






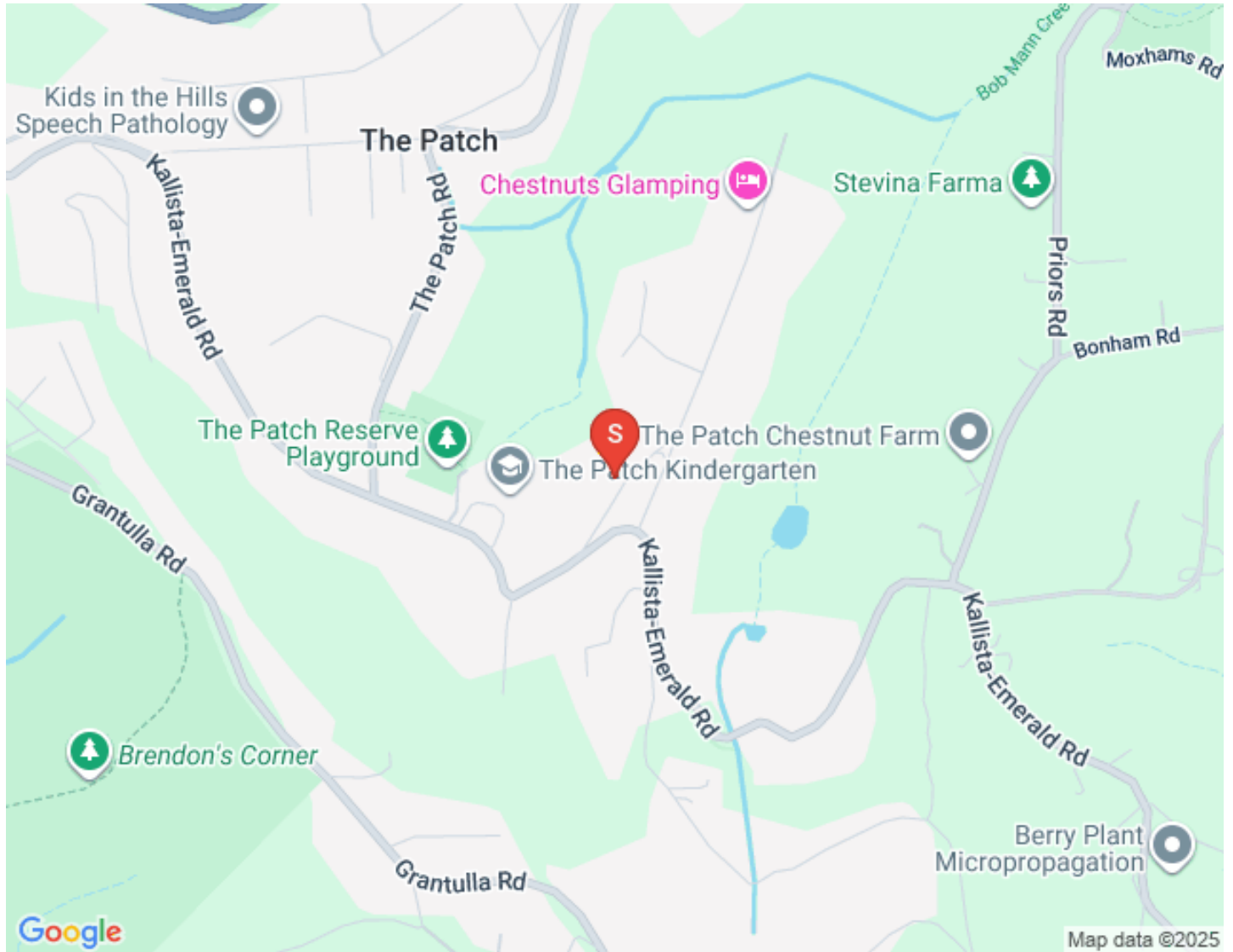


9 Georges Road THE PATCH



approx. 115q-97m²
While every precaution has been taken to verify this information, it does not constitute any representation by the agent or vendor.

Location



Pricing Information

The property at 9 Georges Road, The Patch is currently for sale at \$660,000 - \$680,000.

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](#)

Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

Your Local Agents



GRANT SKIPSEY

SENIOR SALES CONSULTANT

0418 528 102

grants@rangesfn.com.au

Grant has been valuing the local market for over half his life and has not only survived but also thrived with the innovations that have occurred during his 40 years working and living in the local area.

“There have been more changes in our office in the last 5 years than in the previous 30 combined. Each new concept is designed to improve the customer service and results for our clients. I am still amazed at how much more we do today compared to years gone past. Change in Real Estate is inevitable. Growth is optional. It’s a great feeling being a part of the most progressive company in the area.”

Grant received a Gold Sales Award for the 2018, 2019, 2020 & 2022 Gem Awards. This is an outstanding achievement and takes a lot of hard work and persistence to receive such a prestigious award.

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 9 Georges Road The Patch, if you would like further information or would like to view this property, please call Grant Skipsey on 0418 528 102.



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

