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## Property Details



### 73 Grantulla Road, The Patch

A VIEW TO A BETTER LIFESTYLE

4  2  4  **\$1,085,000 - \$1,193,000**

Rumpus Room

In Ground Pool

Outside Spa

Dishwasher

More than just an opportunity for a quieter lifestyle or a fashionable tree-change, this is an incredibly rare chance to place yourself on a 'high point' of the much sought after Kallista Ridge. Standing proud on 3 ACRES ( part cleared part bush) is a superb exhibition of sweeping views to Silvan Dam, Warburton Ranges and the Patch & Monbulk villages below. You really do get a full sense of the outlook once you stand on the entertaining area adjacent to the swimming pool with spa. No neighbours in sight... that is if you don't count the local bird and wildlife that this idyllic setting attracts. Step inside where the views continue with walls of glass and blue stone featured fireside family room plus a stunning near new kitchen with feature island bar and the latest appliances. Four or five bedrooms including the master bedroom which has a very well fitted ensuite and ample walk in robe space.

Down the stairs is the kids' wing, which has its own rumpus room ( chill space) and three additional bedrooms complete with bathrooms, spas, and toilets. Outdoor entertaining is, of course, poolside or lazing in the spa, which would be the ideal place to BBQ while taking in those views.

The long sweeping driveway leads to a double carport plus extra parking and continues to the MASSIVE open garage and workshop /storage.

So if you have been searching for that special lifestyle property to call home

-

73 Grantulla Road The Patch could be just the one.

Contact Grant Skipsey

0418 528 102

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

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

[Statement of Information](#)

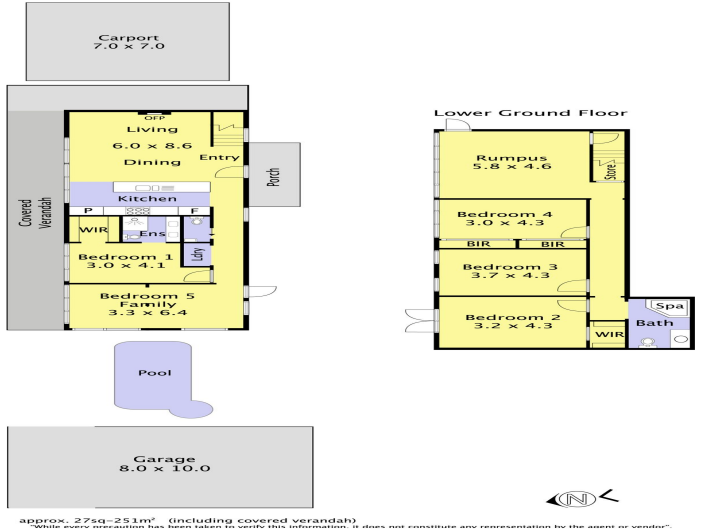






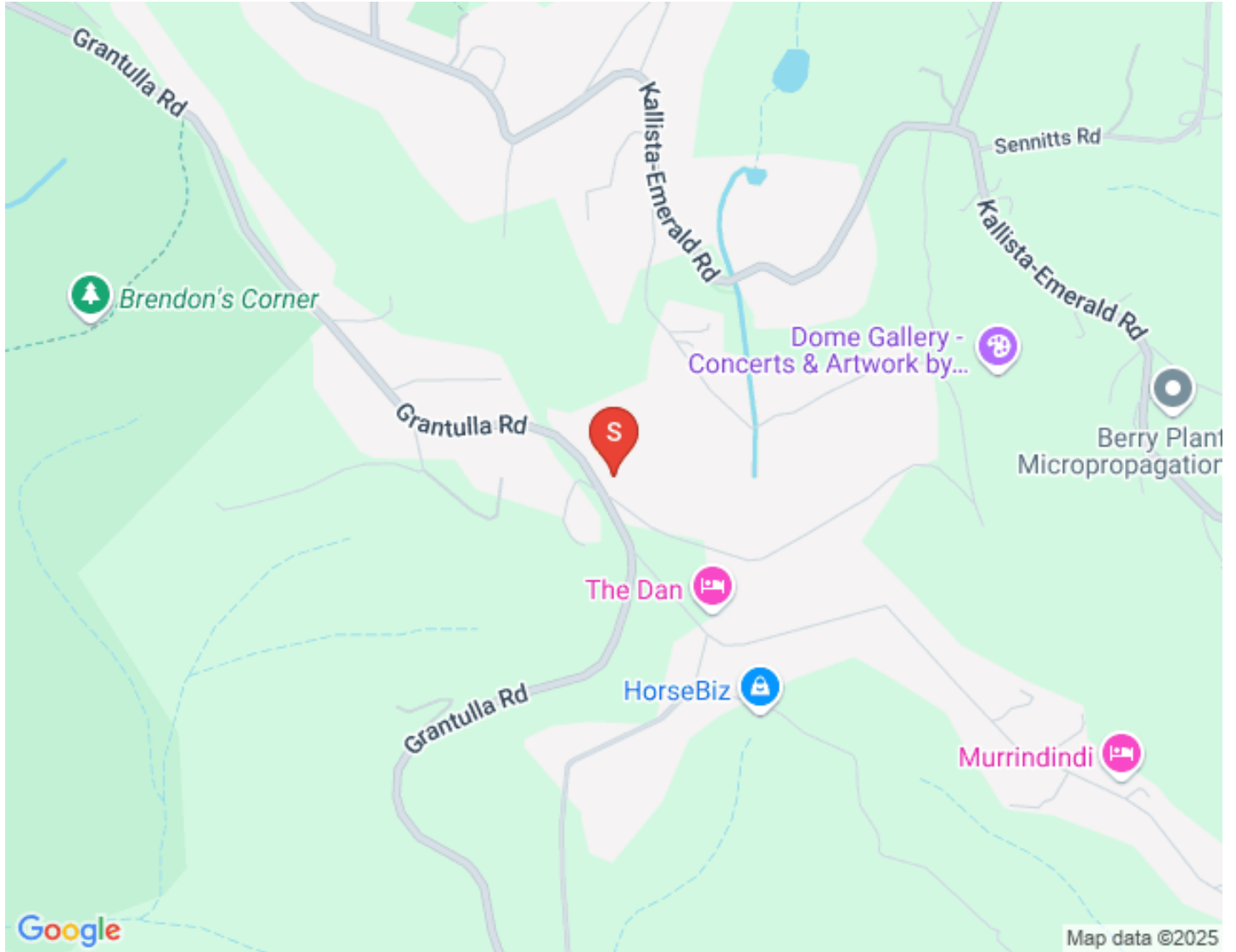


73 Grantulla Road THE PATCH



approx. 275sq-251m<sup>2</sup> (including covered verandah)  
\*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 73 Grantulla Road, The Patch is currently for sale at \$1,085,000 - \$1,193,000.**

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

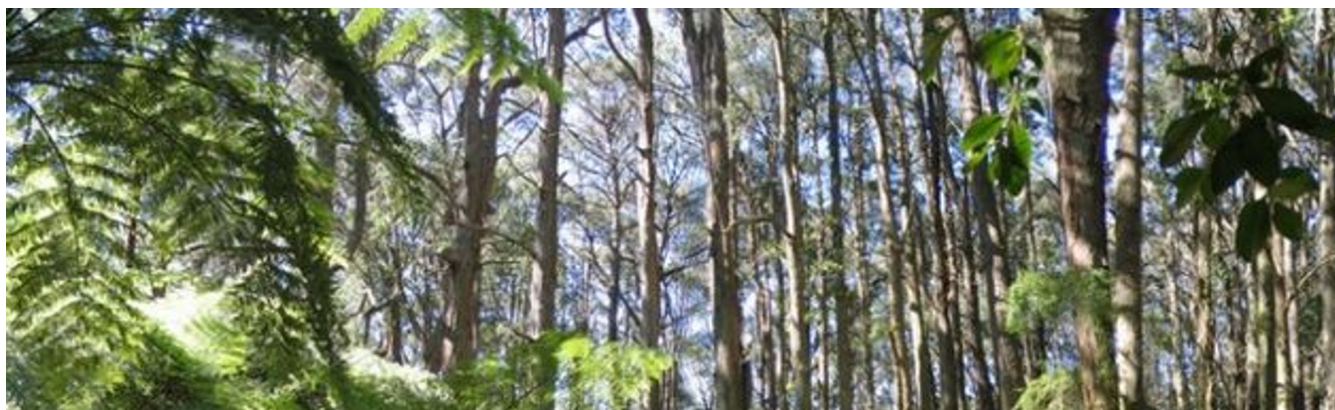


# Ferny Creek

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

- [Ferny Creek Suburb Profile](#)

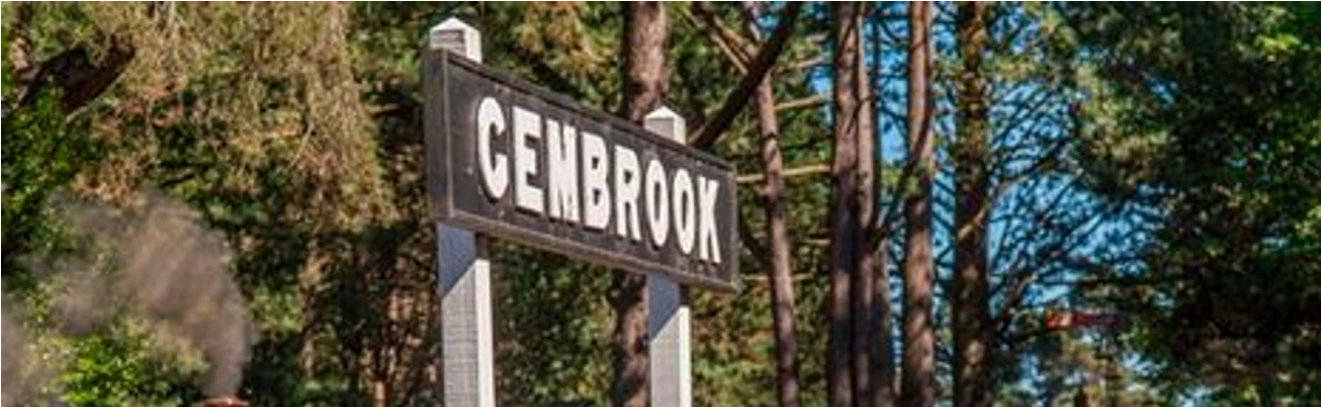
## Ferny Creek



# Gembrook

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

## Gembrook



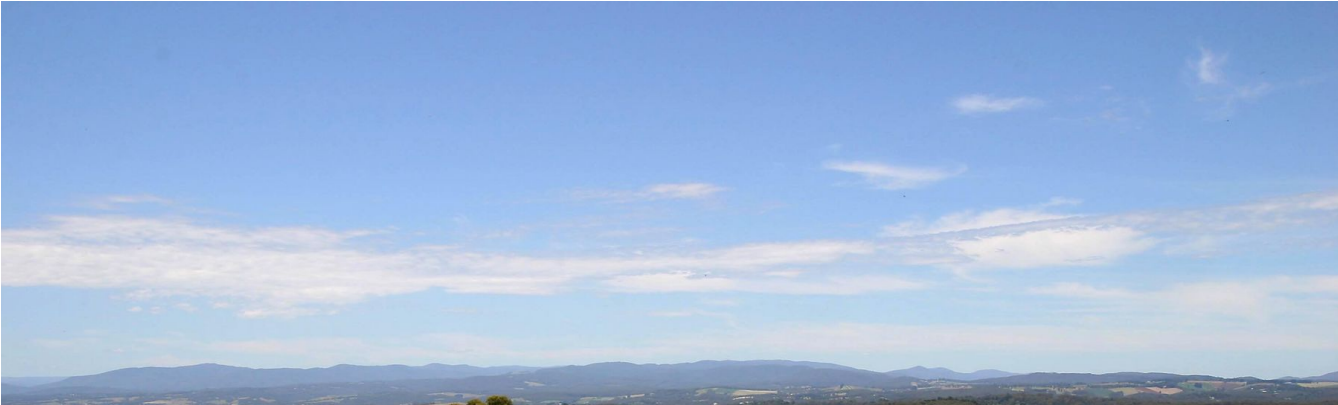
# Kallista

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



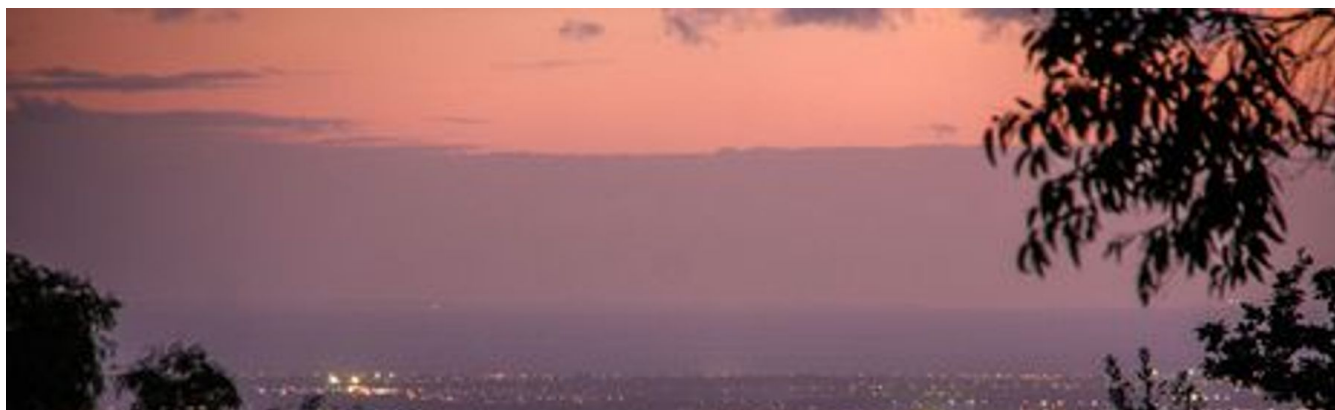


# Upwey

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



## Upwey



## Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

## Your Local Agents



### **GRANT SKIPSEY**

SENIOR SALES CONSULTANT

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0418 528 102

[grants@rangesfn.com.au](mailto: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 73 Grantulla 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](mailto:sales@rangesfn.com.au).

***We put you first.***

Regards,

***The Team at First National Ranges - Belgrave & Cockatoo***

