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Property Details



37 Westlands Road, Emerald

FLAT 1/4 ACRE, 4 CAR GARAGE, WALK TO TOWN, SEALED ROAD.

3  3  6 

**\$840,000 -
\$910,000**

1 Ensuite

Air Conditioning

Split System Air Conditioni
ng

Open Fire Place

Split System Heating

Floor boards

Built In Robes

Dishwasher

CLOSING DATE FOR OFFERS 4PM THURSDAY 7TH NOVEMBER (unless sold prior)

This property suits a variety of buyer's needs, those wanting to:

- ❖ DOWNSIZE BUT STILL HAVE A BIT OF FLAT LAND AROUND THEM.
- ❖ WALK TO TOWN
- ❖ HAVE GREAT GARAGING FOR FOUR CARS AND DOUBLE A CARPORT
- ❖ LIVE IN A COMFORTABLE UPDATED, LOW MAINTENANCE BRICK HOME
- ❖ HAVE TWO LIVING SPACES
- ❖ LIVE IN A HOME THAT IS UPDATED AND READY TO MOVE INTO

Indoors:

3 bedrooms, the master with full ensuite and BIRs, the spacious family bathroom has a luxurious soaking tub and the WC is separate. The central kitchen is contemporary with crisp white palette, 900mm upright designer stove, SS DW, and excellent storage. There are two separate living zones, one with open fire and the home has beautiful bamboo flooring, ducted heating, and split system.

Outdoors:

A FLAT

1/4 acre of land, fenced rear yard with vehicle access, 4 car garage -powered and concrete floored, also a double carport. Established gardens.

Did I mention a FLAT

1/4 acre of land, walking distance to everything on offer in the vibrant country town of Emerald.

Call Mick Dolphin 0429 684 522 or Erin Davies 0493 136 937 to find out more.

<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 37 Westlands Road, Emerald is currently for sale at \$840,000 - \$910,000.

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](#)



firstnational

REAL ESTATE

Ranges

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](#)



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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](#)

[Download the Statement of Information](#)

Your Local Agents



MICK DOLPHIN

DIRECTOR/LICENSED ESTATE AGENT

0429 684 522

MickD@rangesfn.com.au

Trusted. Local. Results-Driven.

With over 20 years in real estate and a near-perfect Rate My Agent rating, Mick Dolphin is known for being knowledgeable, straightforward and easy to deal with — delivering strong results while making the process feel simple and stress-free.

What sets Mick apart:

- Hard working
- Near-perfect Rate My Agent rating
- Genuine, professional and down to earth
- Clear communicator who keeps things simple and manageable
- Strong negotiator focused on the best possible outcome
- 38-year local resident of the Dandenong Ranges
- Deep community involvement with strong local connections
- Practical, real-world knowledge of the hills market
- Embraces modern marketing and technology where it adds value
- Constantly learning and improving to better serve clients
- 19+ years' experience with multiple industry awards
- Business built largely on repeat clients and referrals

Beyond real estate:

- Proud husband to Meaghan and dad to two boys
- Enjoys time in the garden and at Emerald Lake Park
- A Degree in horticulture with a love of open space and the hills lifestyle
- Cricket/indoor cricket nut playing at Emerald, South Belgrave & Chiefs Cricket Clubs
- Regularly supporting his boys on the sidelines at local sport

Approachable, hardworking and committed to helping clients feel confident every step of the way.

During his real estate career, Mick has consistently excelled, earning the top Diamond Sales Awards every year from 2014–2025, plus achieving top 10 Sales Person of the Year honours in these years, including #2 ranking for Victoria & Tasmania (2019–2021). This has assisted the Ranges First National office rank in the Top First National offices in Victoria and Tasmania from 2017–2025.



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

Dedicated, transparent, and genuinely invested in every client, Caiti brings a calm and reassuring presence to the real estate journey. Known for her honest approach and clear communication, she takes the time to understand what matters most to you — ensuring you feel confident and supported every step of the way.

Whether you're buying your first home, upsizing, downsizing, or selling a place full of memories, Caiti is there to guide you through the process with patience, professionalism, and a strong attention to detail. She believes that real estate isn't just about property — it's about people — and works hard to create an experience that feels straightforward, stress-free, and genuinely positive.

As a life-long local and an active member of both the tennis and football community, she brings genuine local insight and strong community connections that add real value to every client experience.

Backed by a highly experienced team with over 45 years of combined industry knowledge, Caiti offers the perfect balance of personalised service and proven expertise. This support allows her to deliver strong results while still maintaining the one-on-one care her clients value.

Approachable, reliable, and committed to doing things the right way, Caiti is someone you can trust to guide you home with confidence.

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 37 Westlands 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.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo



