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Property Details



111 Woori Yallock Road, COCKATOO

Family Home, Plus Separate Unit. Over
1/3 Acre Flat Land.

\$750,000-

\$825,000

1 Ensuite

Air Conditioning

Split System Air Conditioni
ng

Open Fire Place

Split System Heating

Deck

Shed

Workshop

Built In Robes

Dishwasher

Nestled in the serene beauty of Cockatoo, this property sits on just over 1/3 of a flat acre and offers the perfect blend of comfort, convenience, and space for your family.

With a total of 4 Bedrooms, 3 Bathrooms and 3 living spaces, this property would suit growing or large families of all ages.

The Main Residence comprises of:

- ◆ 3 bedrooms, the main zoned for privacy, featuring a full ensuite and walk-in robe
- ◆ 2 further bedrooms are serviced by a spacious bathroom with a large bathtub and separate shower
- ◆ Spacious front living room enjoys the morning sun and contains a wood fire
- ◆ Separate family room with gas heater and large AC opens onto a large, covered veranda that

wraps around the rear of the home facing the tranquil rear garden

- ❖ Central kitchen, with abundant storage and bench space, stainless steel appliances and a separate adjoining dining area.
- ❖ The roomy laundry has direct access to the veranda
- ❖ Undercover parking for 2 cars and a shaded area for several more or a boat, caravan or work vehicles

The extensive backyard can be accessed from the veranda via a paved BBQ area shaded by a beautiful tree canopy. The yard has an open grassed area surrounded by shedding and a large secure powered workshop. A tree-lined boundary includes a veggie patch and a mature lemon tree. What home is not complete without a lemon tree?

A separately metered self-contained bungalow/unit completes the property with 1 bedroom, full bathroom, lounge with AC, kitchen including breakfast bar, separate parking for 2 cars and covered veranda to the entrance.

Private and perfect for growing/extended family or even to generate an income. It also could be a fantastic home office/workspace/studio (subject to council approval).

Experience the peaceful ambience of this neighbourhood, coupled with the convenience of a bus stop across the road, close to shops, schools, and community facilities with Emerald only a 6 min drive away.

Don't miss the opportunity to make this extensive property your forever home. Contact us today to schedule a viewing.

Mick Dolphin 0429 684 522 or Erin Davies 0493 136 937

<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 111 Woori Yallock Road, COCKATOO is currently for sale at \$750,000-\$825,000.

Click here to view the [Statement of Information](#)

Neighbouring Suburbs

Belgrave

A Character Of Its Own



BELGRAVE



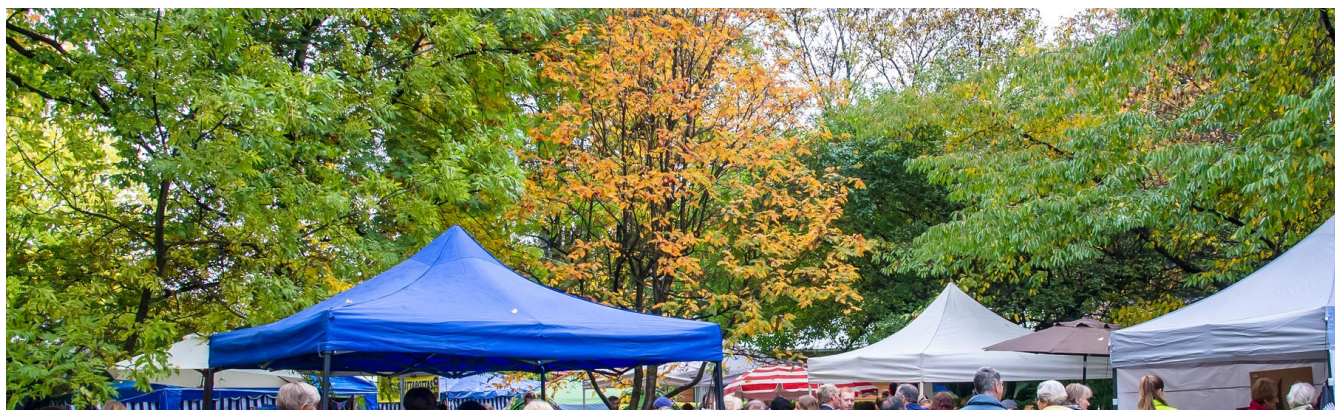
Belgrave South

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

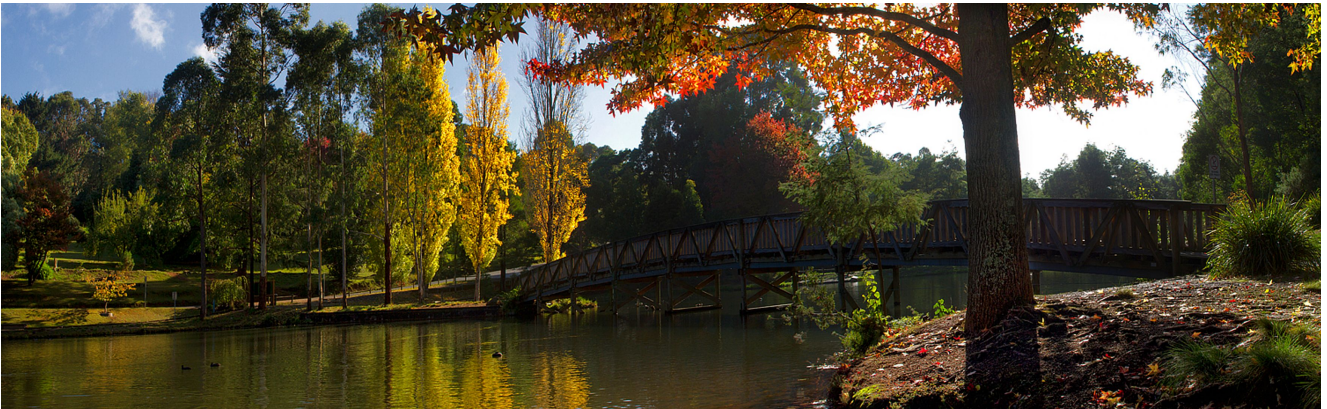


Emerald

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



EMERALD



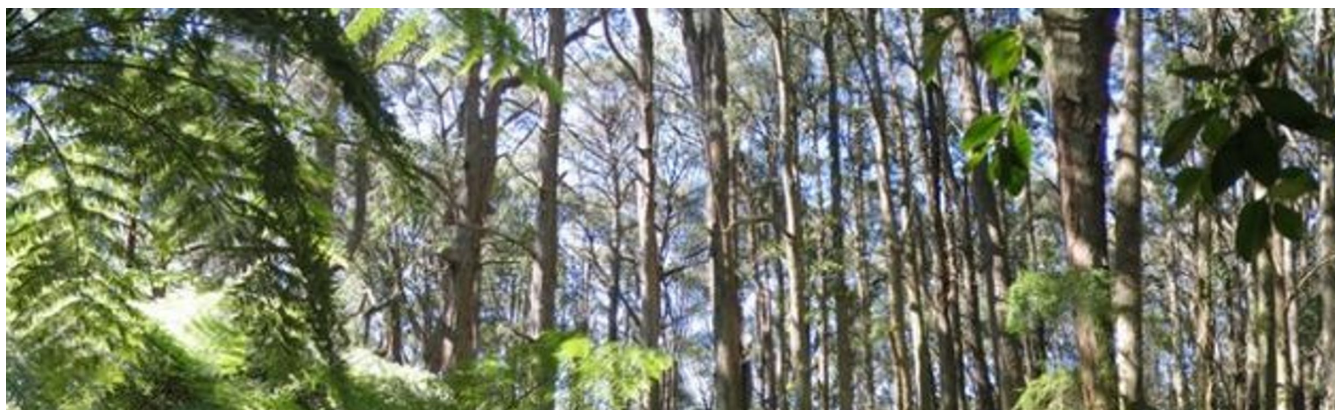
Ferny Creek

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



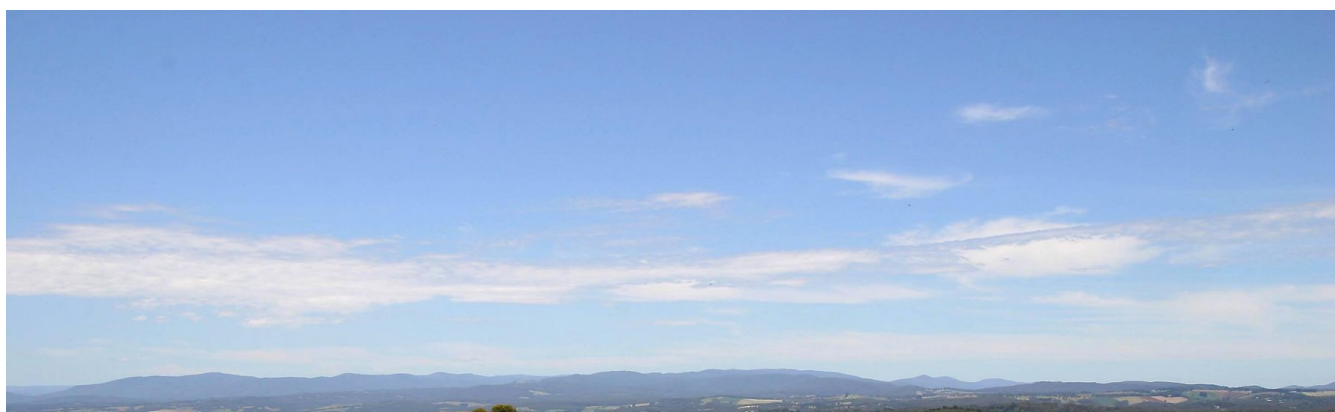
Kallista

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

[Suburb Profile](#)



KALLISTA



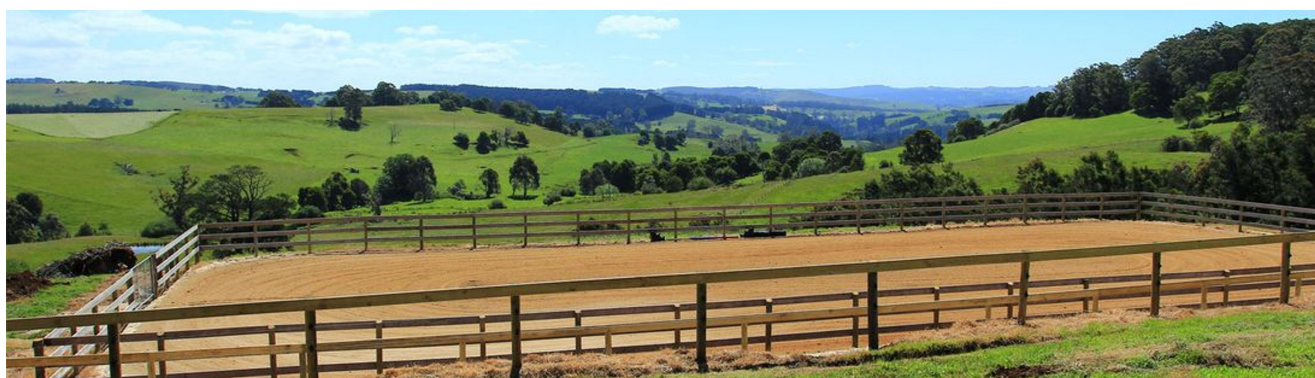
Macclesfield

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

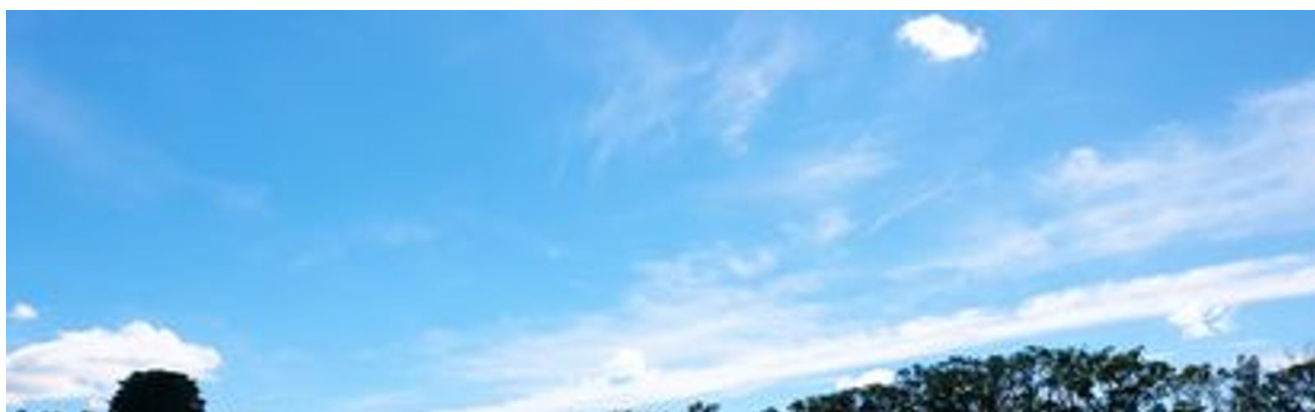


Monbulk

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](#)

 **firstnational**
REAL ESTATE | Ranges

THE PATCH

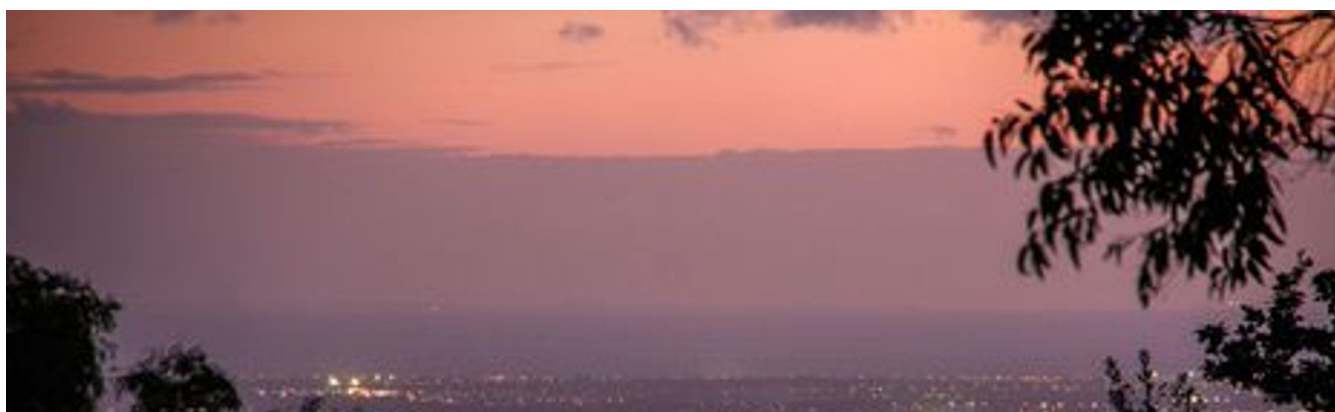


Upwey

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:

*If no open home is scheduled please contact the agent.

Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

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 22 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.

Constantly striving to improve himself Mick is an avid reader, he strives to advance his skills, continues to learn and is happy to try new systems. Whilst 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 16 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 nice 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 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!

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

5 Sales Person of the Year 2022 in Victoria/Tasmania region.

#2 Sales Person of the Year 2021 in Victoria/Tasmania region.

#2 Sales Person of the Year 2020 in Victoria/Tasmania region.

3 Sales Person of the Year 2019 in Victoria/Tasmania region.

7 Sales Person of the Year 2018 in Victoria/Tasmania region.

3 Sales Person of the Year 2017 in Victoria/Tasmania region.

Number one referrer in 2013.

Top 20 salesperson Victoria 2009 and 2010.



ERIN DAVIES

SALES CONSULTANT

0493 136 937

erind@rangesfn.com.au

Erin prides herself on being able to easily communicate with people, understand their needs and deliver on her promises. She is friendly, approachable, and honest.

Coming from a solid career of 19 years in retail, working her way up to management, succeeding in an extremely difficult field, looking after her team, and excelling.

Now Erin is looking to diversify her customer service skills and combine that with her love of farm life that she enjoyed for over 20 years living on 5.5 acres in Pakenham Upper. She hopes to specialize in acreage properties but is excited to help anyone on their real estate journey whether its selling or buying. She joins Team Dolphin and has the support of several of the most experienced agents in the Yarra Ranges, to learn her craft.



JANET HAWKINS

SALES CONSULTANT

0409 117 432

janeth@rangesfn.com.au

Sales Consultant

Licensed Estate Agent

I am highly qualified with 22 years of local real estate experience Assistant to Mick Dolphin.

Problem solver

Dependable and honest

Reliable

Experienced Negotiator

Helpful and always goes above and beyond

Mum, Grandmother

She loves to read, dine out, spend time with family

Travel and enjoy life

A passion for riding her Harley Davidson with her partner Jock

Has two rescue cats, Benny and Chico. Also, rescue dog Axel

Helpful Links



Links

[Home Buyer Guide](#)

[Recent Sales](#)

[New Properties](#)

[Multiple offer form](#)

[Financial Calculators](#)

[People We Trust](#)

Ranges First National - About Us

Thank you for viewing the E-Book for 111 Woori Yallock Road COCKATOO, 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, Sassafra, Sherbrooke 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

