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Property Details



54-56 Woori Yallock Road, COCKATOO

**SPACIOUS FAMILY HOME ON OVER ONE
ACRE. SEPARATE HOME OFFICE. SHED
AND HOIST.**

\$770.000-

Air Conditioning

Split System Air Conditioni
ng

Shed

Workshop

Fully Fenced

Built In Robes

Dishwasher

Situated on just over 1-acre, this established property offers a peaceful and private lifestyle. As you approach the front verandah, you will be greeted by beautiful wisteria vines that add a touch of elegance to the entrance.

Inside, this house boasts four bedrooms and two bathrooms, making it ideal for families or those who enjoy having extra space. The master bedroom features a walk-in robe and ensuite, while the other bedrooms have built in robes and share the main bathroom.

The living spaces in this house are both functional and inviting. The formal lounge area is perfect for cosy evenings with its gas fireplace providing warmth during colder months. There is also a second living space that adjoins the kitchen with an island bench, stainless steel appliances and dishwasher.

Additional features of this property include parquet flooring throughout, split system heating and cooling as well as a wood fire for added comfort all year round.

Car enthusiasts will appreciate the two-car garage with workshop space including a car hoist as well as double carport providing plenty of parking options. With 3 phase power available on site along with off street parking and sealed driveway.

For those who work from home or need extra office space, there is a separate office connected to the house.

Outside, you will find brand new fences surrounding the property ensuring privacy and security along with a separate entertainer's area with kitchen. A great bonus is the Colourbond roof is just a few months old.

The Location:

Approximately within 5 kilometres from 54-56 Woori Yallock Road are popular places such as:

- Approx. 2 km: Cockatoo Primary School
- Approx. 3 km: Wright Forest Reserve
- Approx. 4 km: Gembrook Park Playground
- Approx. 4 km: Emerald Lake Park
- Approx. 5 km: Puffing Billy Railway

Don't miss out on the opportunity to make this beautiful property your own. Contact us today to arrange an inspection, Erin Davies 0493 136 937, or Mick Dolphin 0429 684 522.

<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 54-56 Woori Yallock Road, COCKATOO is currently for sale at \$770,000-\$840,000.

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



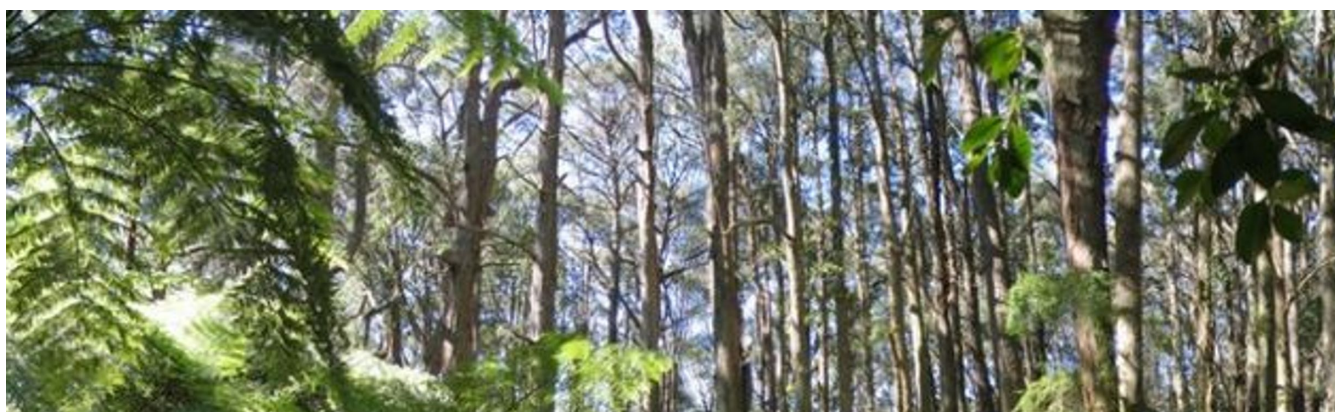
Ferny Creek

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



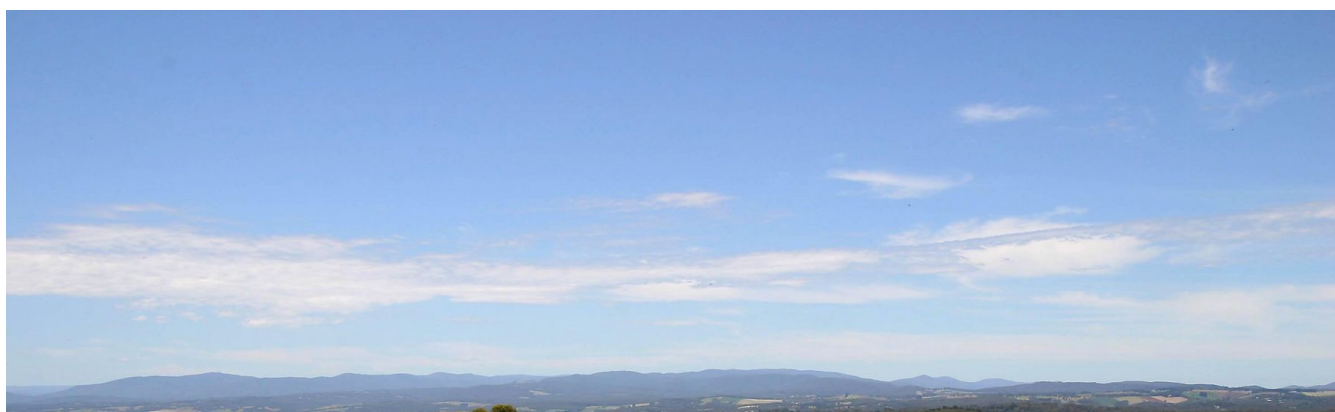
Kallista

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

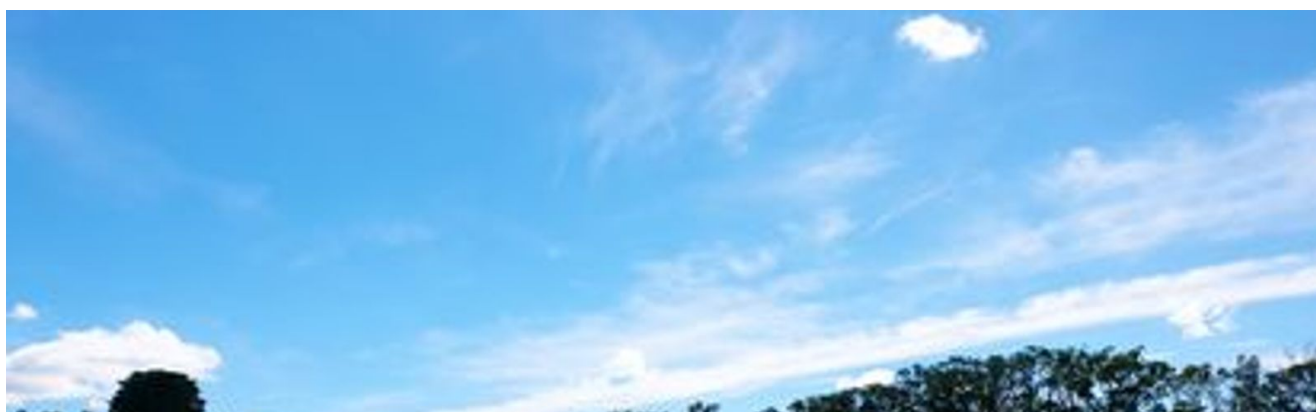


Monbulk

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](#)



THE PATCH

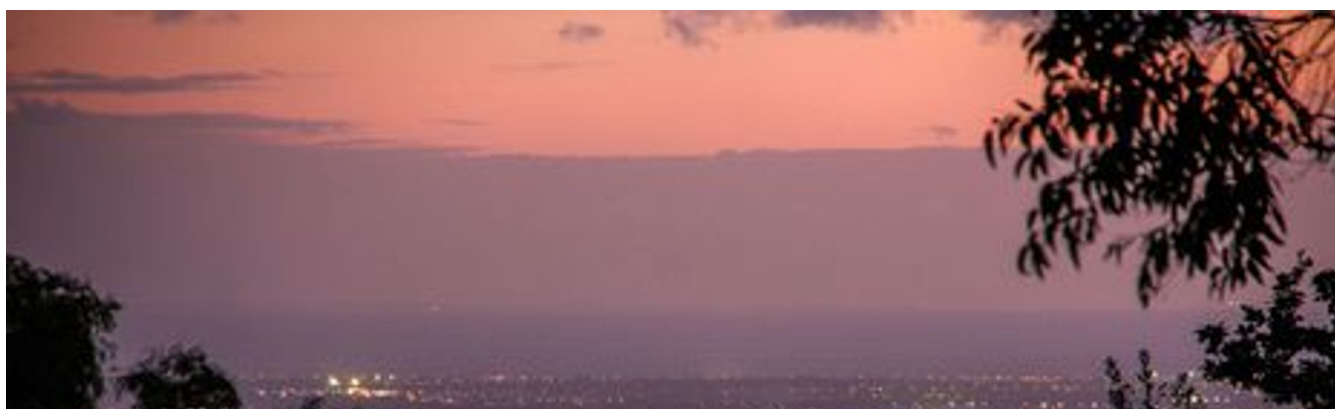


Upwey

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 54-56 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



