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Property Details



141 Woori Yallock Road, COCKATOO


LOOKING FOR FLAT LAND TO BUILD WITH
A BIG SHED ALREADY ON IT?



\$399,950

This premium piece of real estate offers you the chance to build your dream home (subject to council approval).

The land has a very gentle slope (hills flat!) and has a large shed/garage (10m x 7m) with a concrete floor ready to go.

As well as this, there is a smaller undercover  shed  and a chook run along with well established gardens including many fruit trees.

The total land size is 1275m² (approx) and access is off a sealed road and within easy walking distance of Cockatoo and public transport.

All services are available in this location.

This truly is your opportunity to enjoy a new lifestyle  so be quick!

Local expert Mick Dolphin 0429 684 522 is here to help, please call for more details.

Ranges First National COVID directives being followed*

<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 141 Woori Yallock Road, COCKATOO is currently for sale at \$399,950.

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

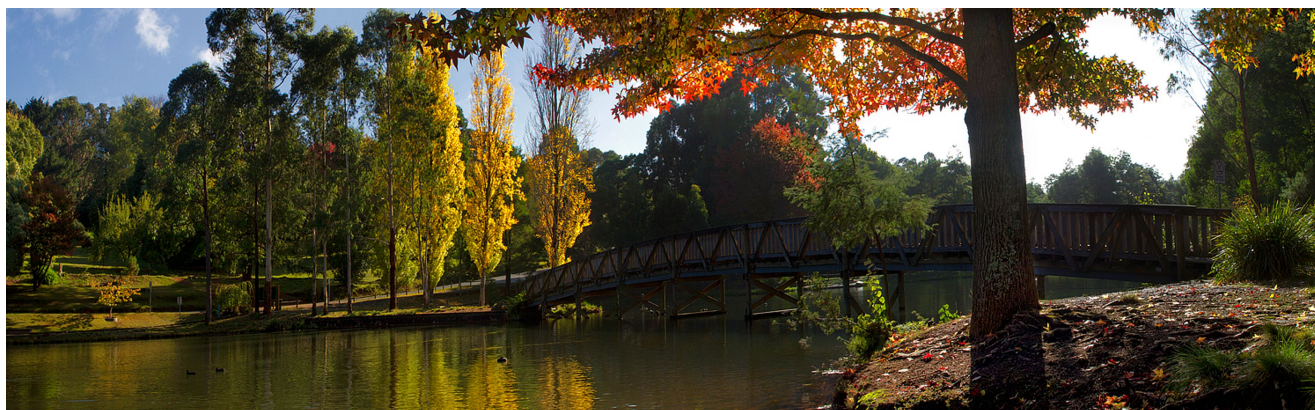


Emerald

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



EMERALD



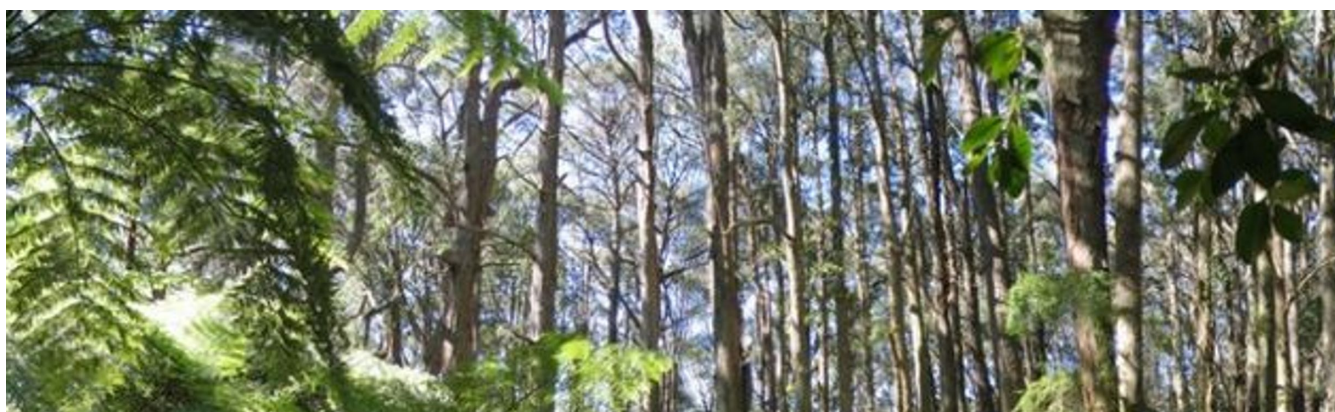
Ferny Creek

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



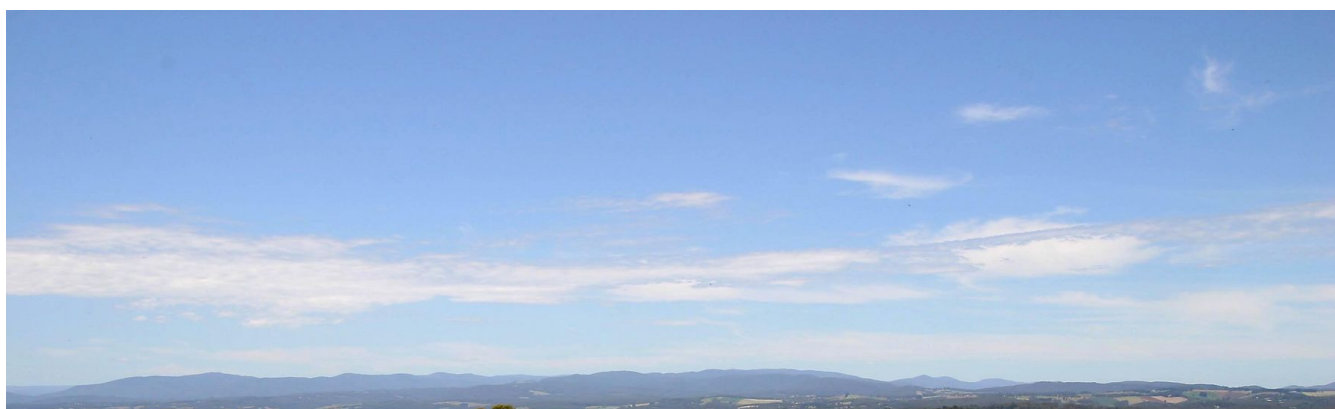
Kallista

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

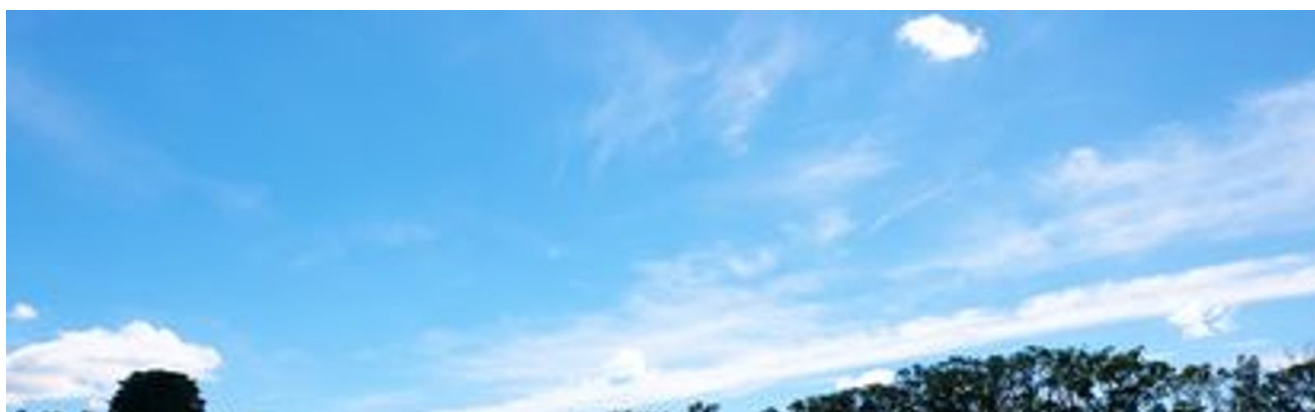


Monbulk

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

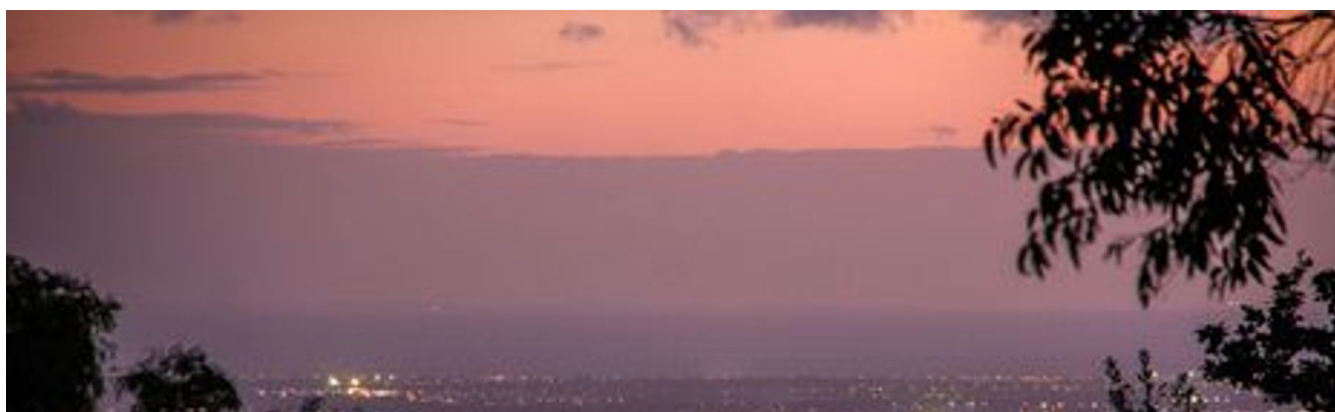


Upwey

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 141 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



