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## Property Details



### 434 Evans Road, COCKATOO

Cattle grazing in the 1950s

3  1  6  **\$950,000 - \$1,045,000**

Study

Shed

You will find country charm and classic farmhouse elements in the 1950s home perched at the top of Evans Road ridge line. Views over your 18 acres of the valley of lush pastures and out to the Warburton Ranges and beyond! The farmhouse consists of 3 bedrooms, a cosy living area with a wood fire and windows showcasing the views beyond. The kitchen shows the true era of the home with a solid timber island and surrounding benchtops, bricked fireplace, and a cooktop nook. A separate dining room and mudroom adjoin the kitchen with access to the front deck and courtyard.

The property is set up for cattle or could accommodate horses or other animals if you desire. There are multiple storage sheds, a large 9mx18.5m machinery shed, and a small studio space and stables. You won't go short of water with a creek at the rear of the property along the base of the valley and a seasonal dam.

The home has the potential of being off-grid, with tank water, and the main bathroom is connected to a septic system, or there is a composting toilet system already set up. All you need to do is add solar, and you will have yourself an off-grid set-up.

You will not want to miss an opportunity for a country retreat, and the potential for the home and land are endless! Inspect today by contacting Mick Dolphin 0429 684 522 or Jane Mortimer 0457 620 542.

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 434 Evans Road, COCKATOO is currently for sale at \$950,000 - \$1,045,000.**

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



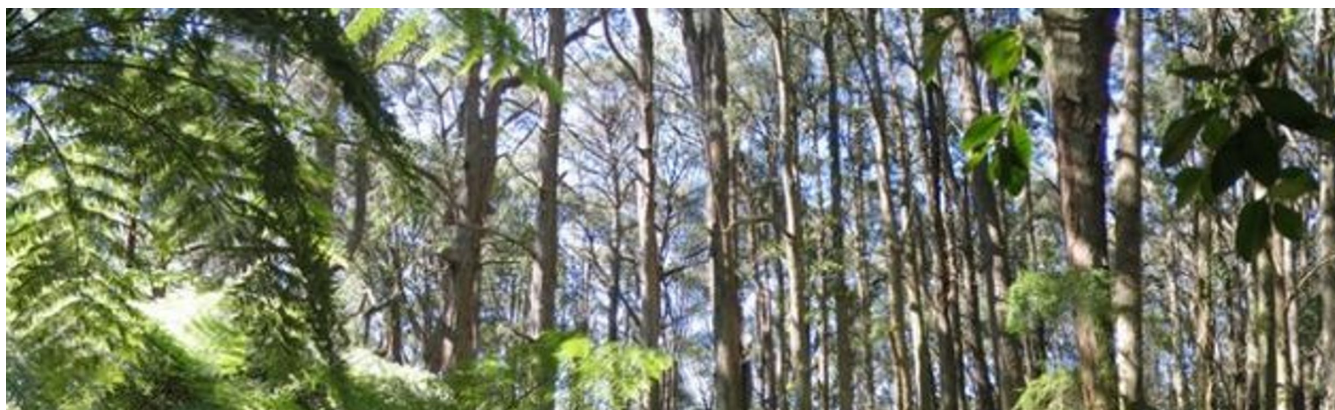
# Ferny Creek

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



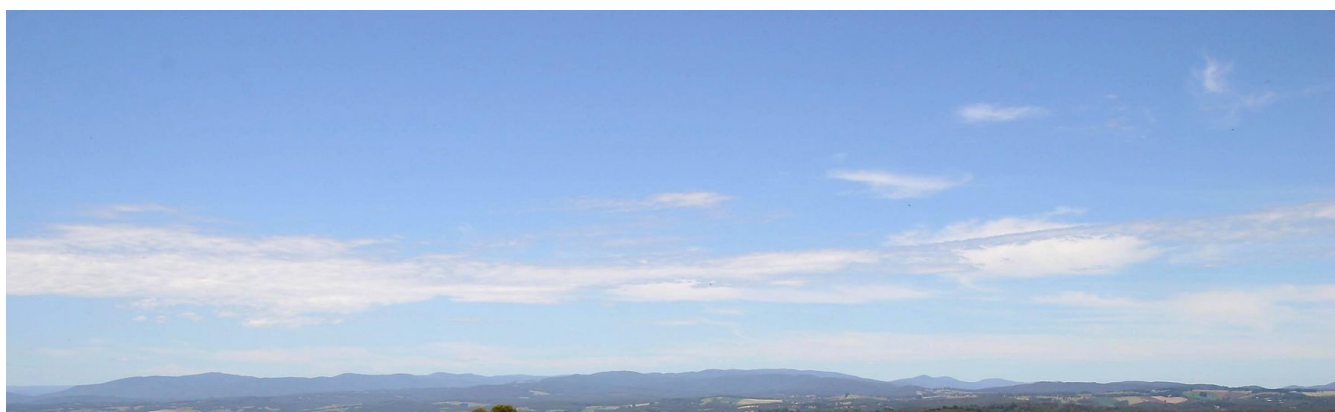
# Kallista

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

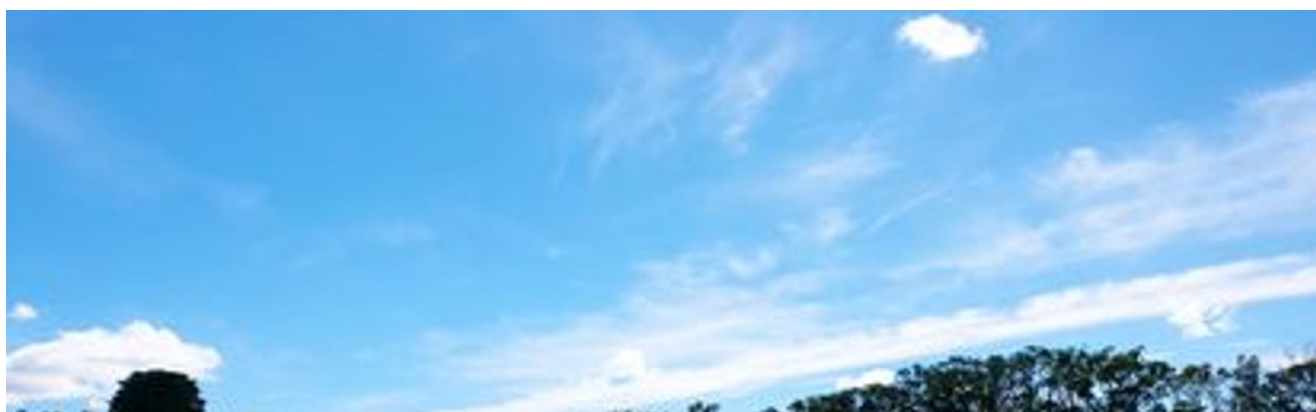


# Monbulk

Hiding Place In The Hills - Click here to find out more about  
the - [Monbulk Suburb Profile](#)



## MONBULK





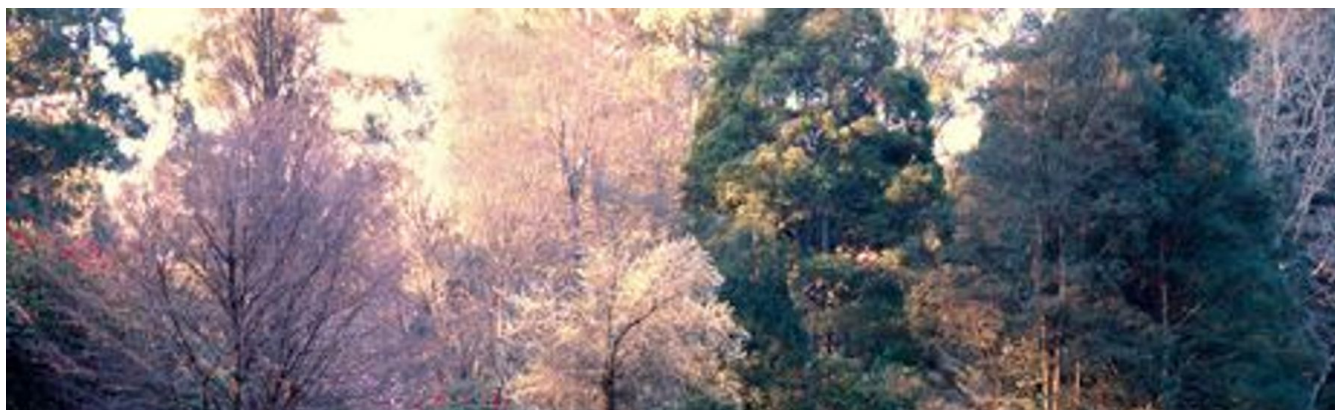
# Olinda

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

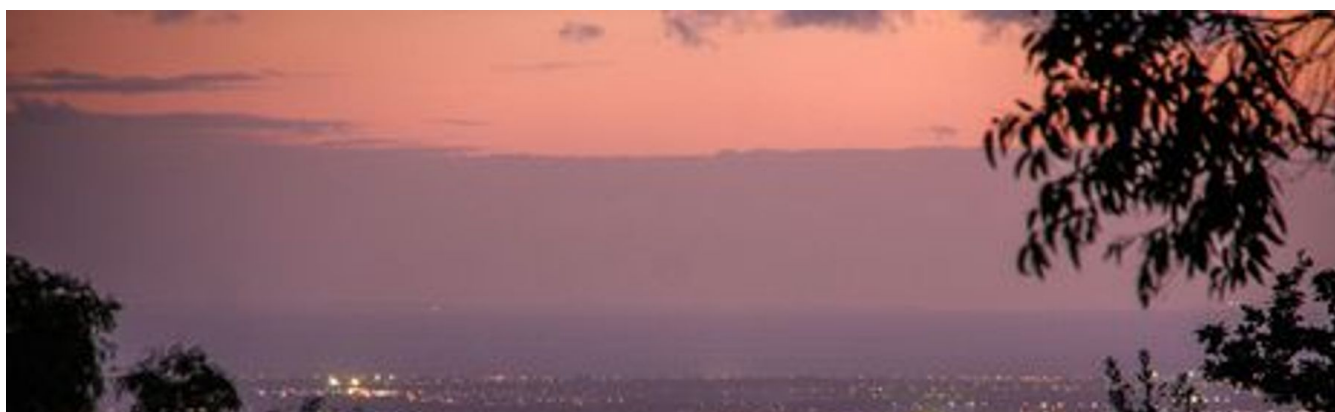


# Upwey

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](mailto: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**

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0493 136 937

[erind@rangesfn.com.au](mailto: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**

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0409 117 432

[janeth@rangesfn.com.au](mailto:janeth@rangesfn.com.au)

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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 434 Evans 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](mailto:sales@rangesfn.com.au).

***We put you first.***

Regards,

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



