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## Property Details



### 3 Woodrow Court, Cockatoo

**Unique Mudbrick Farmhouse with Multi-Generational Living and Equine Facilities on 3.78 acres.**

**\$1,300,000 -**

6 4 4 **\$1 430 000**

1 Ensuite

Open Fire Place

Ducted Heating

Floor boards

Built In Robes

Dishwasher

At the end of a peaceful court, this beautifully crafted mudbrick farmhouse offers the perfect blend of rustic charm, comfort, and lifestyle versatility. Just a short 7-minute ride to the Cockatoo Pony Club and surrounded by scenic horse trails, it is an ideal setting for horse lovers, hobby farmers, or families looking for a relaxed rural lifestyle.

Full of character, the home features reclaimed timber, leadlight church windows, and a central dormer window that fills the interior with natural light. The spacious blackwood kitchen includes slate flooring, a Vulcan wood-fired stove, and flows into a large mudroom/laundry with easy access to garages, sheds, and paddocks. The open-plan living space is warm and inviting with spotted gum floors, two fireplaces, and French doors that open to multiple entertaining areas perfect for all seasons.

The main residence offers four generous bedrooms, including a master with walk-in robe and ensuite, and a beautifully styled main bathroom with natural stone finishes. A separate, fully self-contained two-bedroom flat with its own entrance, ensuites, and walk-in robes adds incredible flexibility ideal for extended family, guests, or Airbnb potential (subject to council approval).

Outdoors, on 3.78 acres (approx) the property delivers on every level with fully equipped horse paddocks, an all-weather round yard, stables, pony paddock, and thoughtful pasture flow

design. Entertain around the fire pit, host gatherings on the north-facing deck, or enjoy peaceful moments under the orchard trees.

This is more than a home ♦ it is a lifestyle retreat with heart, space, and endless possibilities. Call Mick Dolphin 0429 684 522 or Margie Lawn 0494 175 410 to arrange an inspection.

<https://www.consumer.vic.gov.au/duediligencechecklist>

Please note: All property details listed were current at the time of publishing.

[Statement of Information](#)









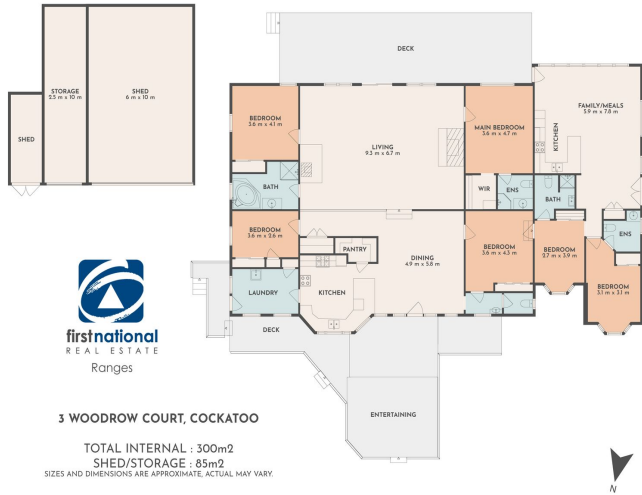
















**first  
national**  
REAL ESTATE  
Ranges

**Mick Dolphin**

0429 684 522

03 9754 6111

MickD@rangesfn.com.au

## Location



## Pricing Information

**The property at 3 Woodrow Court, Cockatoo is currently for sale at  
\$1,300,000 - \$1,430,000.**

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



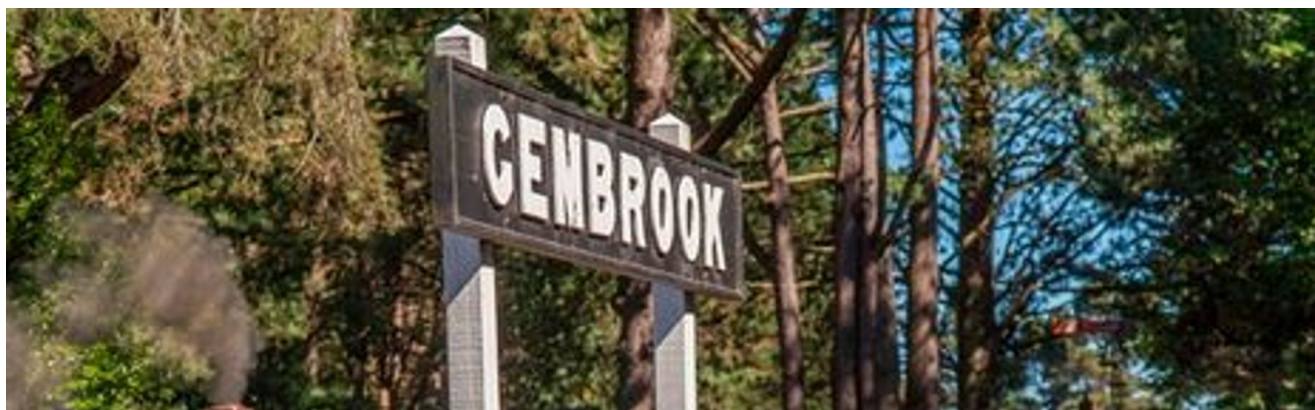


# Gembrook

A Destination that Matters - Click here to find out more  
about the - [Gembrook Suburb Profile](#)



## Gembrook



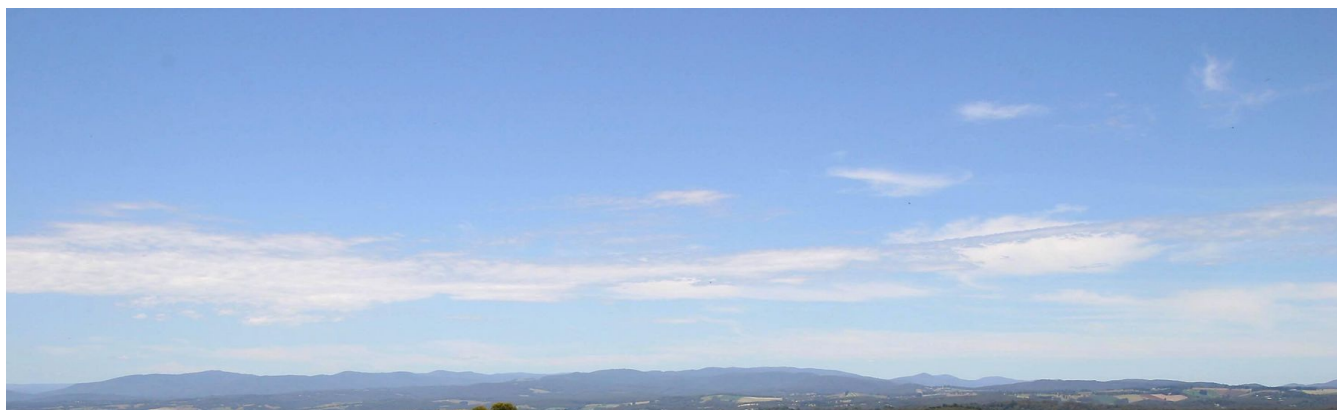
# Kallista

Tourisim 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

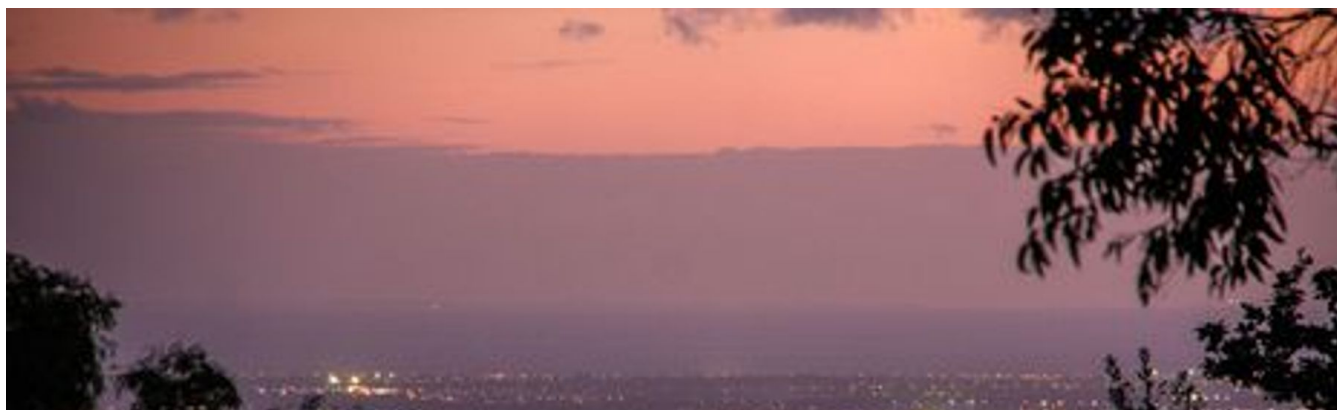


# Upwey

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: 14-Jun-25 2:15pm to 2:45pm**

\*If no open home is scheduled please contact the Agent.

## Key Documents

[Download the Due Diligence Checklist](#)



## Your Local Agents



### **MICK DOLPHIN**

DIRECTOR/LICENSED ESTATE AGENT

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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 20 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.

Continually striving to improve himself, Mick is an avid reader, he seeks to advance his skills, continues to learn and is happy to try new systems. While 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 18 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 beautiful garden or rural aspect! He also enjoys indoor and outdoor cricket and currently plays at Emerald 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!

Part of the Elite & Top First National offices for 2017, 2018, 2019, 2020 & 2021, 2022 and 2023 in Victoria and Tasmania

Diamond Sales Award 2014, 2015, 2017, 2018, 2019, 2020, 2021, 2022 & 2023

# 2 Sales Person of the Year 2019, 2020 & 2021 in Vic/Tas

# 3 Sales Person of the Year 2017 in Vic/Tas

# 5 Sales Person of the Year 2022 in Vic/Tas

# 7 Sales Person of the Year 2018 in Vic/Tas

# 13 Sales Person of the Year 2023 in Vic/Tas

Number one referrer in 2013.

Top 20 salesperson Victoria in 2009 and 2010.





## **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



## **ANTHONY IORLANO**

**SALES CONSULTANT**

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0494 142 438

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

Meet Anthony, a dynamic and determined individual with a track record in sales and customer service. With a keen eye for opportunities and a knack for building lasting client relationships, Anthony brings expertise to your property's growth and your real estate goals while exceeding customer expectations. Trust Anthony to elevate your sales strategy and deliver unparalleled results.

Outside of work, you will find Anthony on the field practising archery or sampling the local food and wine scene locally, living in Upwey he knows all the good spots, ask his recommendations!



## **MARGIE LAWN**

**SALES CONSULTANT**

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0494 175 410

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



Margie is excited to be part of the team at Ranges First National in Belgrave — a vibrant community she's proud to call home and now represent in her professional career. With a genuine passion for both property and people, she brings valuable insight gained through personal experience, having bought and sold her own family homes and investment properties. This firsthand perspective allows her to truly understand the needs of both buyers and sellers.

Her journey into real estate wasn't by chance. She has been a keen property investor for many years, navigating the market through various cycles and learning the importance of strategy, and solid advice. This has given her a deep appreciation for the challenges and opportunities that come with buying and selling — whether it's a first home, a family move, or an investment decision.

One of the things she loves most about real estate is the data. Margie closely follows local market trends, analyses buyer behaviours, and keep a sharp eye on what's driving change in the local area. This analytical approach helps her provide clients with clear, up-to-date advice grounded in facts, not guesswork.

At the heart of what she does, though, is people. She is a firm believer that real estate should be approachable and transparent. Margie is here to listen, guide, and support you through every step of the process — with honest advice, a friendly attitude, and a real commitment to achieving great results.

Whether you're considering your next move or just want to understand what your property is worth in today's market, Margie would love the opportunity to help. Let's have a chat — and turn your property goals into a reality.

## 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 3 Woodrow Court 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, 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](mailto:sales@rangesfn.com.au).

***We put you first.***

Regards,

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

