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## Property Details



### 9 Edenmont Road, EMERALD

JUST IMAGINE THE POSSIBILITIES ♦ COZY HOME ON 2 TITLES!

3 2 0

**\$800,000 -**  
**\$860,000**

Open Fire Place

Deck

Are you looking to break into the competitive Emerald market? Well, this is the perfect place for you but be quick, this home won't last long! Situated on over an acre (4950m2 approx), this cozy 3 bedroom is the perfect little getaway. Only a 5 minute drive to Emerald, with easy access to Wellington Road - try finding a property this quiet and peaceful yet so close to town? Situated on two titles, you could explore the option of building a second dwelling (subject to council approval).

The land is beautiful, with a fern lined creek on the back boundary offering a beautiful cool environment on summer days.

Hear the sounds of Puffing Billy tourist steam train as he makes his way past every day just over the creek.

The home offers a country style open kitchen meals & living area with big windows to take in the views.

There is also a separate spacious family room which gives you access to the main deck. Featuring two large bedrooms upstairs, the master bedroom is large and is serviced by an ensuite and also has french doors to the deck area and the large second bedroom features a walk-in-robe. The downstairs room is currently set up as a bedroom with ensuite and is accessed from outside.

Entertaining is a breeze with the large timber kitchen perfect for those who love to cook, especially with the gas stove and

there is plenty of space with 2 large decks overlooking the beautiful rural surrounds.

All this on a sealed road in a prestigious part of Emerald only minutes to all Emerald has to offer with schools, cafes, shops, bus transport and only a short stroll to the Paradise Hotel.

Your local agent Mick Dolphin 0429 684 522 is waiting for your call.

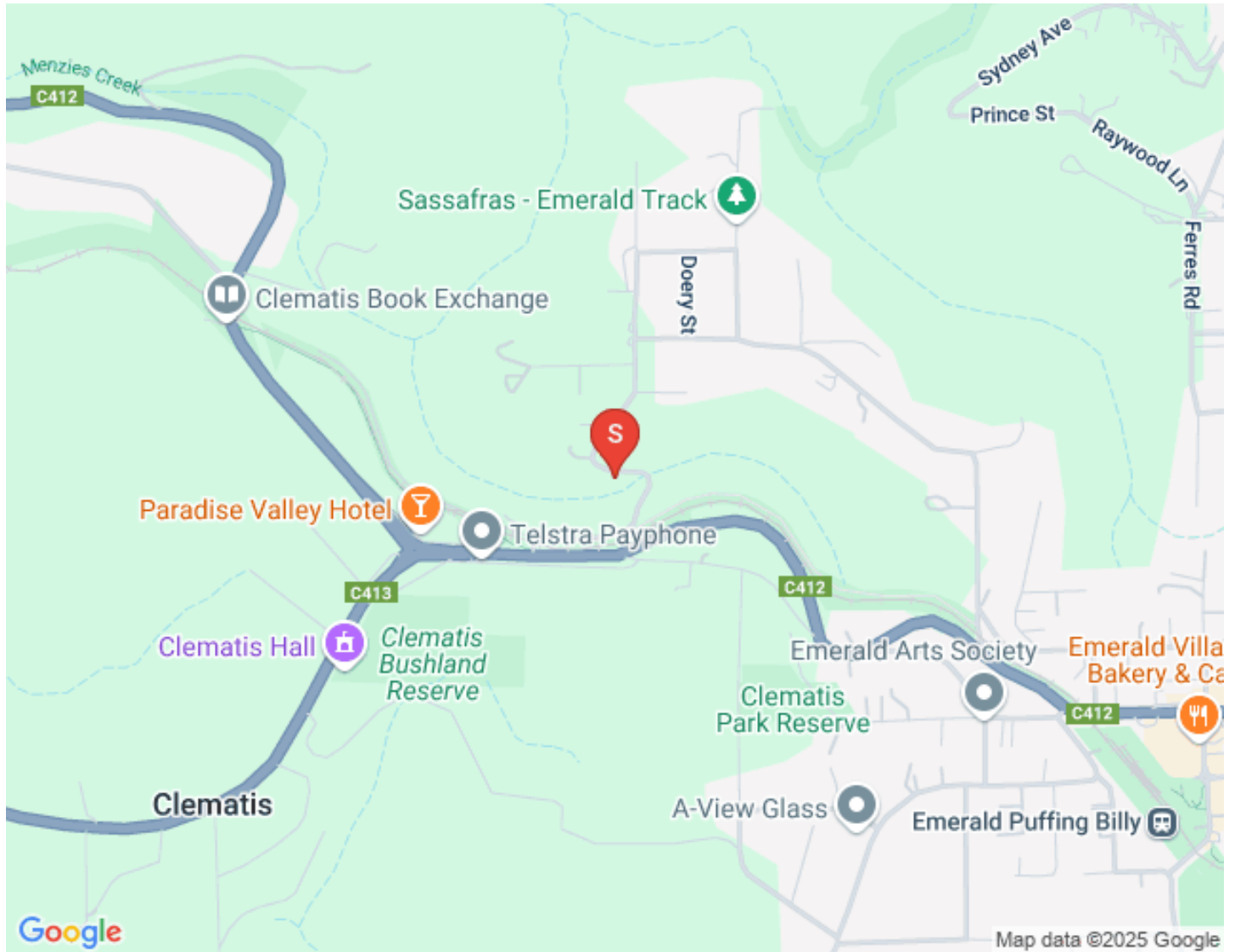
Ranges First National COVID directives being followed\*

<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 9 Edenmont Road, EMERALD is currently for sale at \$800,000 - \$860,000.**

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



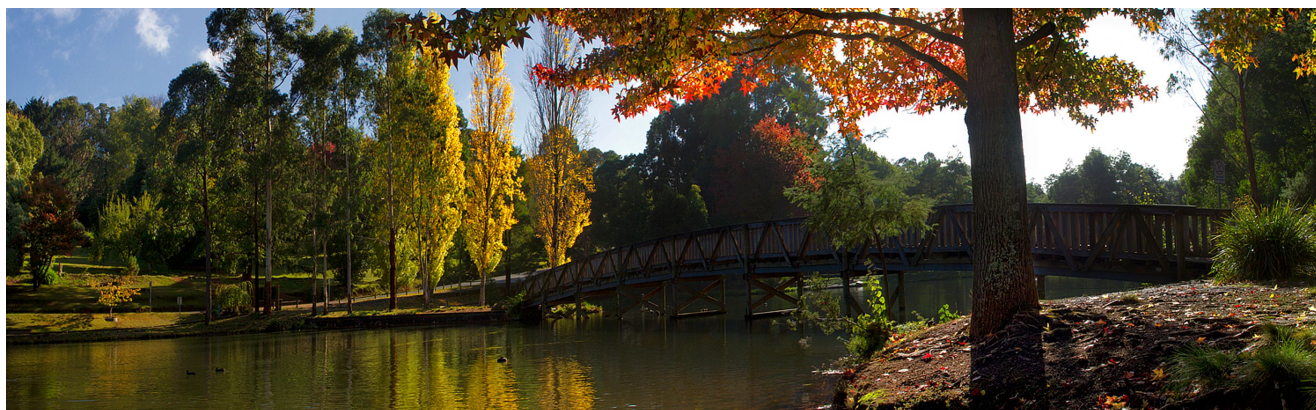


# Emerald

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

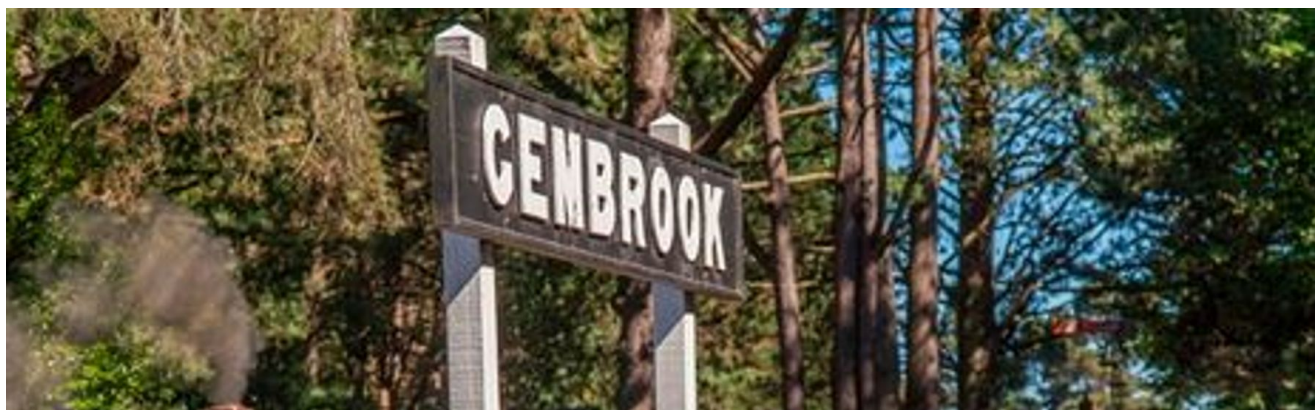


# Gembrook

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



## Gembrook



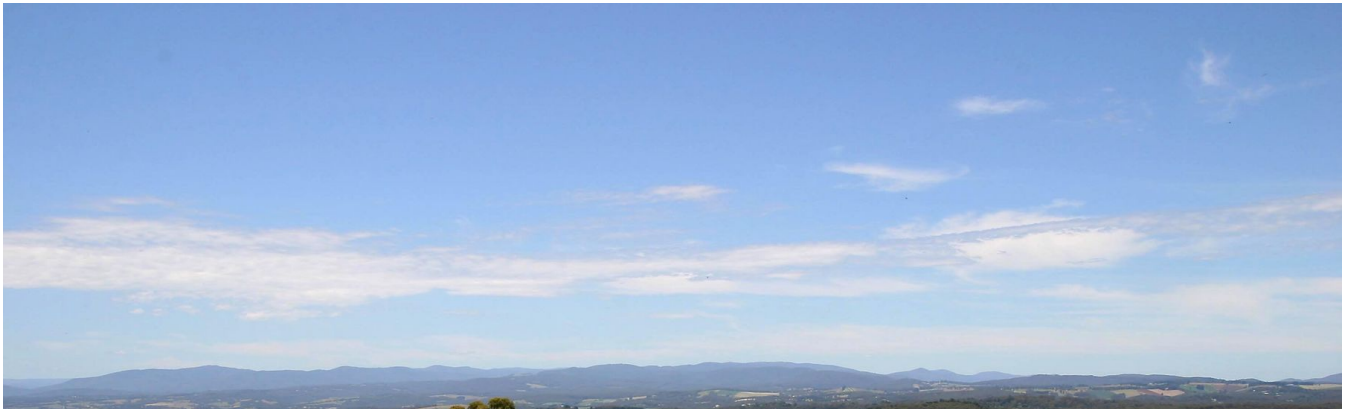
# Kallista

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](#)



**firstnational**  
REAL ESTATE | Ranges

## 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



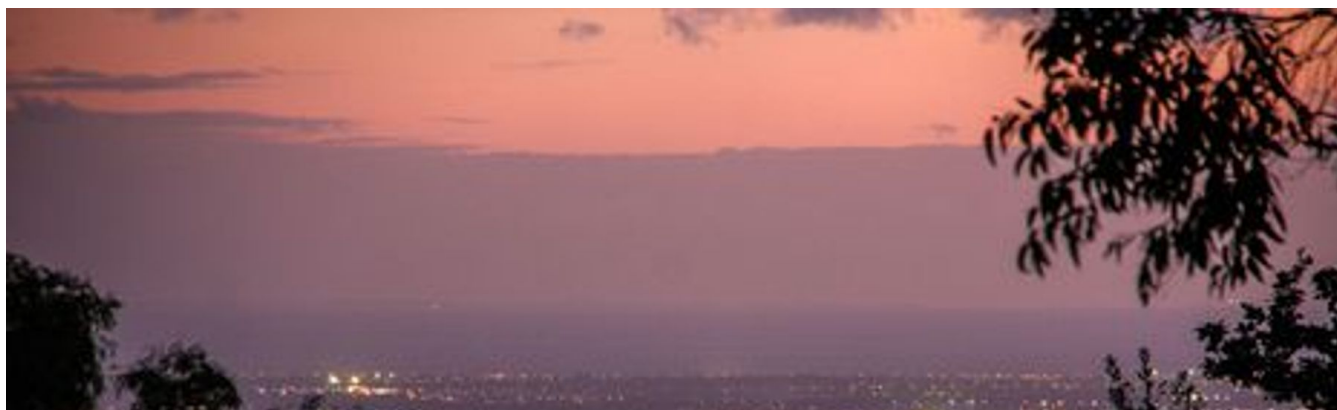


# Upwey

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

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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

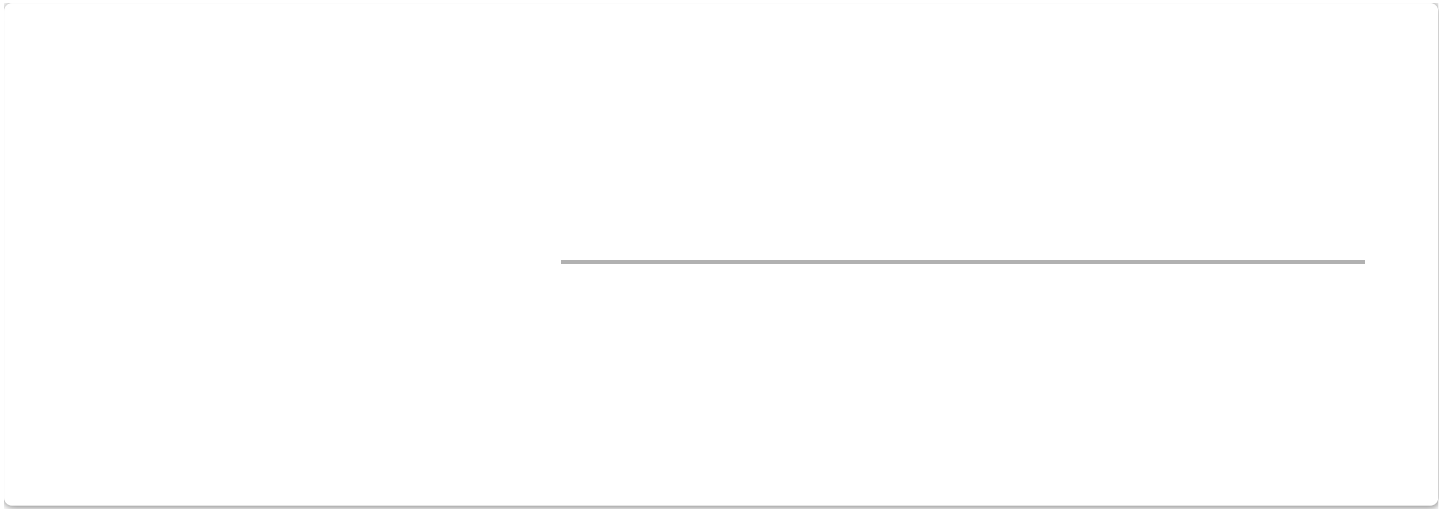
# 5 Sales Person of the Year 2022 in Vic/Tas

# 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

## 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 9 Edenmont Road EMERALD, 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, 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***

