

Table of Contents

- | [Property Details](#)
- | [Location](#)
- | [Pricing Information](#)
- | [Neighbouring Suburbs](#)
- | [Inspect This Property](#)
- | [Key Documents](#)
- | [Your Local Agents](#)
- | [Helpful Links](#)
- | [Ranges First National - About Us](#)

Property Details



22 Lakeside Drive, Emerald

Lakeside Cottage ♦ **The Perfect Location. Move in Ready. 1896 m2.**

3  3  2 

\$700,000 -

\$770,000

1 Ensuite

Ducted Heating

Built In Robes

Dishwasher

Top 5 what we like about this property.

1. One of the best locations in Emerald
2. Quiet
3. Main bedroom

4. Approved plans for an awesome shed/garage
5. Character features

It ♦s the little things you notice about this home, beautiful timber floors, original mid-century timber cabinetry in kitchen, ornate cornice and ceilings, picture rails, sash windows and fret work.

All create an aesthetic reminiscent of another era that easily moves into today ♦s needs. The other thing you notice is how quiet it is here, and how the green spaces are beautiful. The hidden gem of Emerald.

This property offers:

- ♦ 3 bedrooms, the main with full ensuite and WIR
- ♦ A spacious lounge with fireplace
- ♦ Spacious mid-century timber kitchen

- ♦ 2 further bedrooms, one with inbuilt cabinetry

❖ Bathroom with bath/shower/vanity

❖ Ducted heating

❖ A carport, plenty of off-street parking.

❖ Approved plans available for a sensational shed/garage

A great opportunity to secure a property in this highly sought after location, minutes to Emerald Township, a nice place to live.

Call Mick Dolphin 0429 684 522 or Anthony Iorlano 0494 142 438 to make a time to see Lakeside Cottage.

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

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

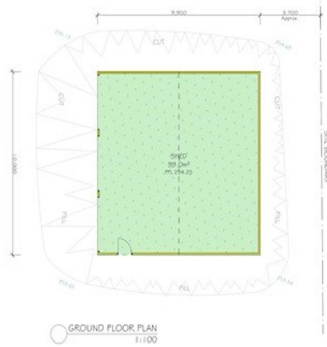
[Statement of Information](#)







APPROVED PLAN
 Construction and Environment Act 1991
 Construction Act 2006
 Date: 12/05/2022
 Drawn by: J. L. J. J. J.
 Checked by: J. L. J. J. J.
 Scale: 1:1000



GROUND FLOOR PLAN
 1:1000

Site Notes
 Council: Council
 Zone: L28Z - Schedule 2 (L28R2Z)
 Overlay(s): BMO, DOSE, WPOI
 Client: [Redacted]
 Address: 22 Lakeside Dr, Emerald
 Our Ref: 822-024 Date: 25/05/2022
 Area of Existing: 144.68m²
 Area of Proposed & Existing: 145.25m²
 Percentage of Increased Area: 0.39%

- 1. All drainage to connect to existing SW drainage system & connect to L.P.D.
- To relevant authority req's
- 2. Provide 30mm gap prior to base of any cut & connect to an 80mm gully
- 3. Minimal earthworks less than 1.0m
- 4. No trees affected
- 5. Building height does not exceed 7.0m
- 6. No overhanging issues
- 7. No overhanging issues
- 8. (A) More than 3.0m from neighbour
- 9. (B) Floor level less than 600mm above ground level
- 9. The site area covered by buildings does not exceed 60%
- 10. The site area covered by impervious surface not to exceed 80%



SITE PLAN
 1:500

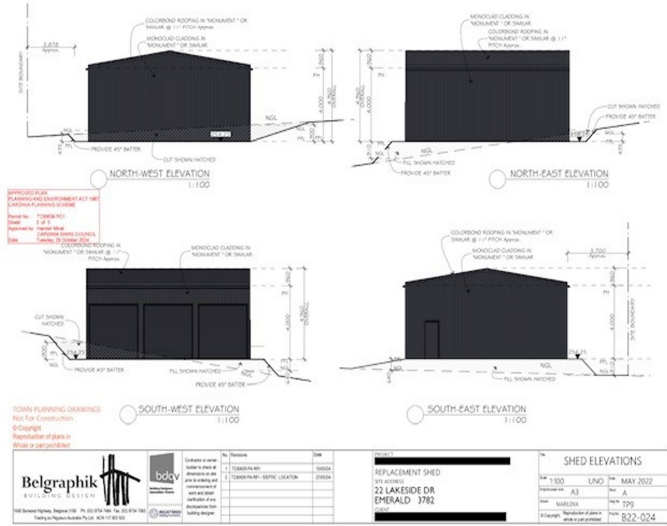
PROPOSED DWELLING ADDITION IS EXEMPT FROM PLANNING PERMISSION

TOWN PLANNING DRAWINGS
 Not for Construction
 Copyright
 Reproduction of plans is illegal without permission

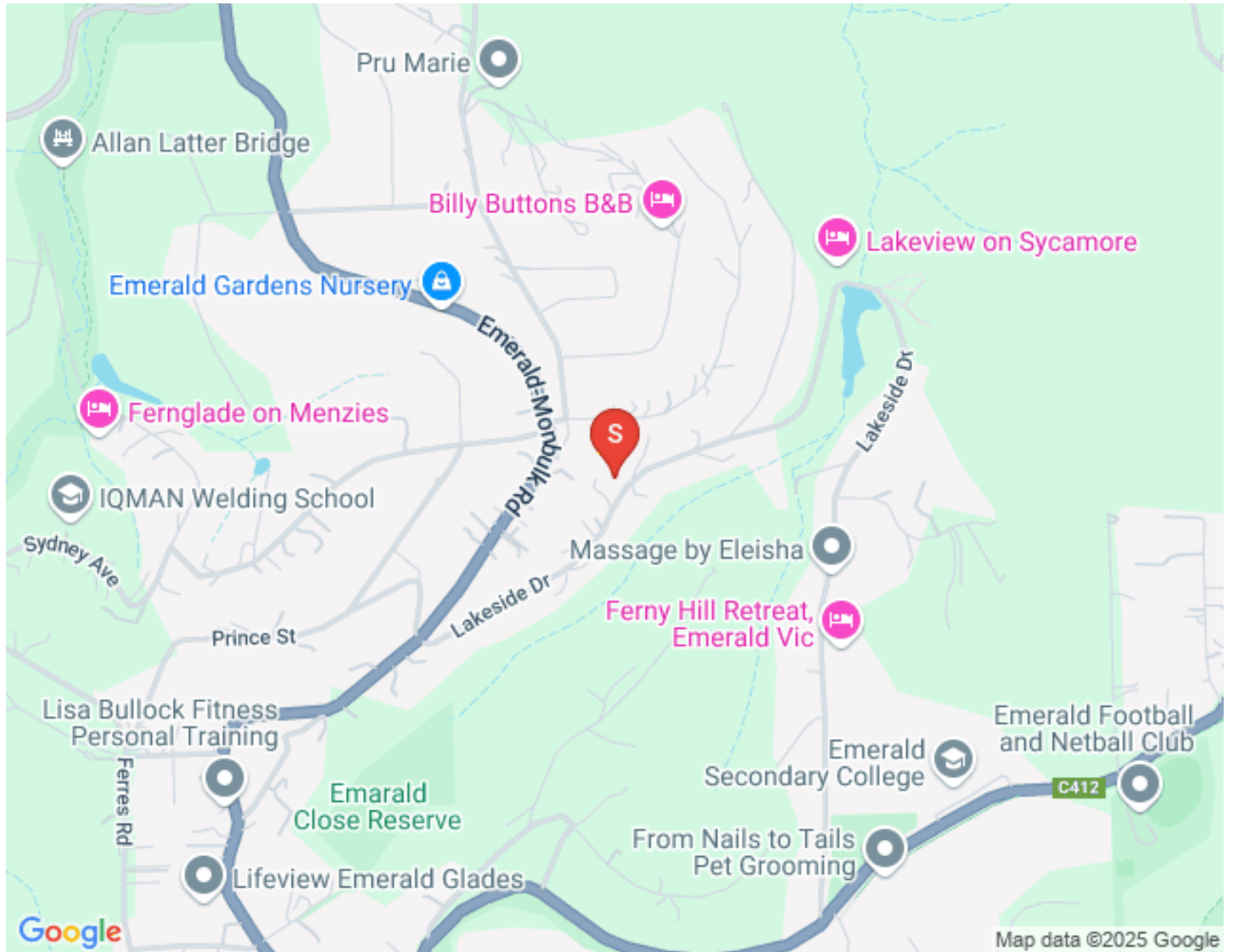
		Create a site plan showing the location of the shed on the site and any other relevant information.	The Shed Plans 22 LAKESIDE DRIVE EMERALD 3792	Date: MAY 2022 Author: AJ Title: TDS	SHEET NO. 822-024

TOWN PLANNING DRAWINGS
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		Create a site plan showing the location of the shed on the site and any other relevant information.	The Shed Plans 22 LAKESIDE DRIVE EMERALD 3792	Date: MAY 2022 Author: AJ Title: TDS	SHEET NO. 822-024



Location



Pricing Information

The property at 22 Lakeside Drive, Emerald is currently for sale at \$700,000 - \$770,000.

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

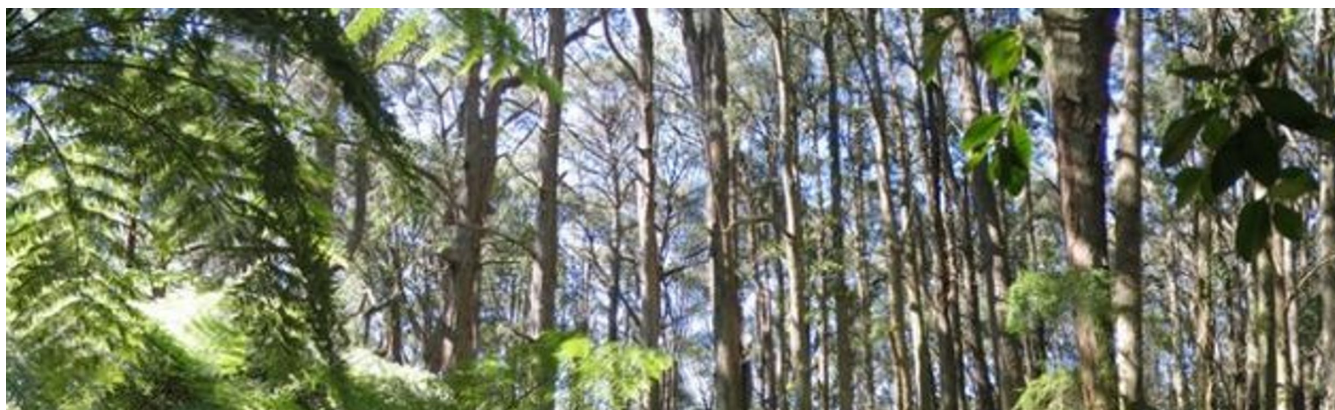


Ferny Creek

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](#)

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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



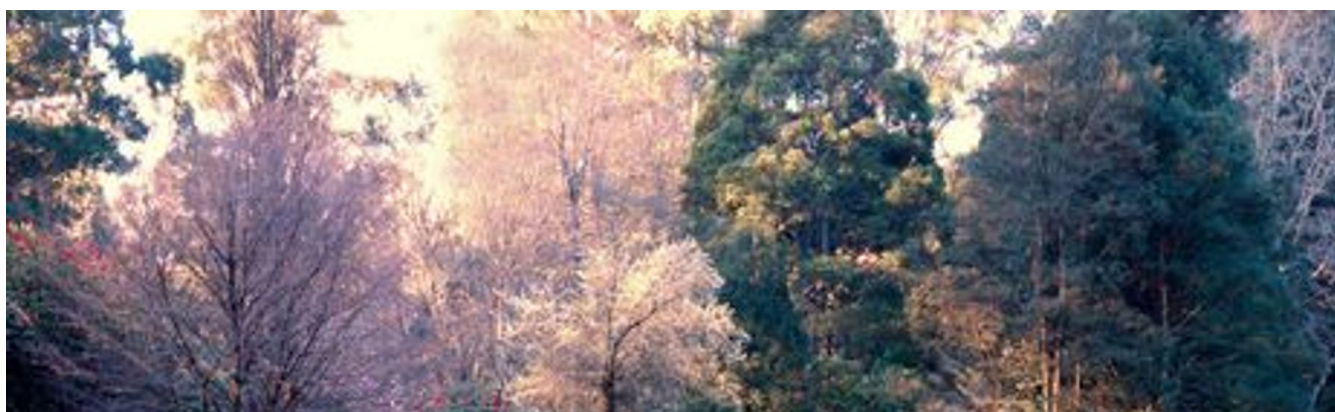
Olinda

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

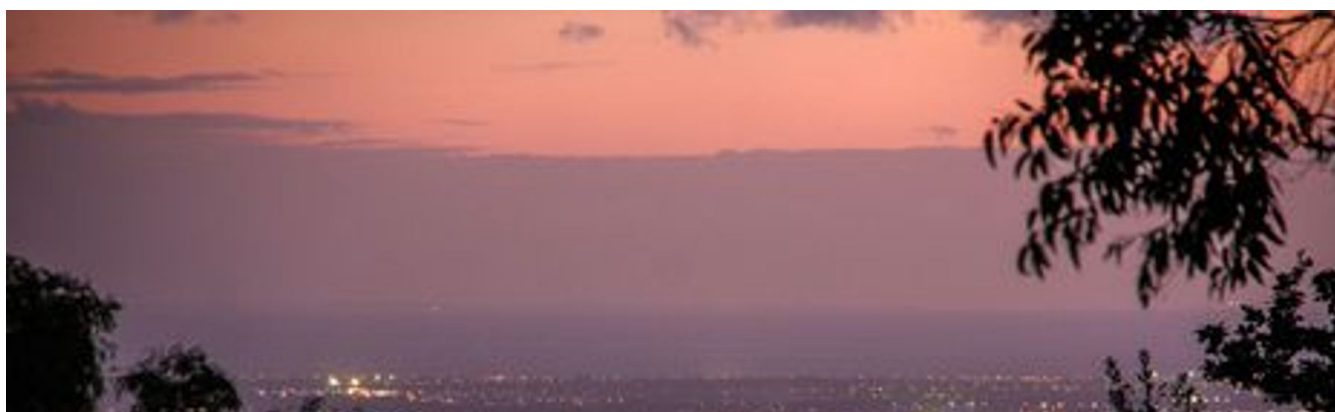


Upwey

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: 01-Feb-25 12:30pm to 1:00pm

*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

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 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

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



ALISON BARKLEY

SALES CONSULTANT

0494 175 410

alisonb@rangesfn.com.au

Alison has a diverse background, having worked in accounts and retail sales in various industries. In 2018, she established a successful local farming business at her 64-acre farm in Cockatoo, known as Springfern Farm. The business supplied quality eggs and chickens to local families and businesses, with their distinctive bright pink egg cartons stocked in many local stores.

Alison first moved to the hills in 2012, residing in Cockatoo & Pakenham Upper. She is trusted and well connected in the community, characterized by her down-to-earth, honest, caring, and compassionate nature.

Alison has a genuine passion and interest in Real Estate and property investing, with a keen eye for detail and extensive knowledge of the area. She also has previous experience in renovation, building and construction, and buying and selling property.

Her hobbies include a love for 4-wheel driving, camping, and the outdoors. Alison enjoys spending time with her partner, Pete, and her children, Jack and Ella, who are active in the community with the Gembrook CFA and Gembrook Scout Group. Additionally, Alison has a deep affection for dogs, particularly her German Shepherd named Nala.

With family also living in the hills, Alison can't imagine living anywhere else. She finds the hills to have a calming nature and feels grateful to both work and live there, describing it as a place where one can forget about the hustle and bustle of the suburbs.



ANTHONY IORLANO

SALES CONSULTANT

0494 142 438

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!

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 22 Lakeside Drive 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.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo

