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## Property Details



### 6 WOLFF STREET, Drouin

Beautifully Finished Family Home in a Quiet Court

5 3 1

**\$820,000 -**  
**\$900,000**

1 Ensuite

Air Conditioning

Split System Air Conditioning

Rumpus Room

Open Fire Place

Split System Heating

Deck

Floor boards

Outdoor Entertaining

Shed

Built In Robes

Dishwasher

Located in a quiet, well-maintained cul-de-sac, on just under a 1/4 acre, is the most unique house you will find in Drouin. Built by the renowned master builder Chris Arnup, this family home is what dreams are made of.

Don't be deceived from the outside, this house looks like any other house but as soon as you enter you will be amazed, this house seems to just go on forever.

Starting from the large 2 level merbau deck, enter through the double front doors and step into a large entry foyer with a large & private main lounge room on the other side of the double glass sliding doors.

Featuring, a gas stone fireplace set in a feature stone wall with beautiful bay windows overlooking the front yard.

To the left-hand side of the foyer is another huge multi-purpose room with a built-in study and queen size Murphy (fold down) bed with built in cabinetry, this can be utilised for anything you

please whether it be a fifth bedroom, sunroom, study, or all 3 at the same time, perfect for the teenagers or possible air bnb option.

Explore down the hall around the corner where it opens up into a massive central kitchen and dining area with no expense spared on the highest tech appliances including built in coffee machine, two ovens, dishwasher, built in microwave and induction hot plates with downdraft range hood, massive island bench and stone bench tops with more storage space than you could imagine being able to fill. Also offering a butler's pantry that leads through a sliding door into a huge laundry with yet more storage space, including built in ironing station and bench space with double French doors leading out into a beautiful courtyard with fishpond.

Glass doors from the dining area lead out to a large, decked area with built in outdoor kitchen on mains gas at one end and at the other end a jet master built in log fireplace for outdoor winter entertaining. A separate outdoor tearoom with chandelier lighting and French doors to sit and read a book is a star feature of the rear yard which also contains another hobby room and garden shed.

Through the door from the Central kitchen/ dining space you enter a small hallway with two bedrooms and 4 door linen press. The master bedroom comprises of a huge, walk through double-sided wardrobe with plenty of hanging space, drawers and slide out shoe racks. the bedroom and ensuite are separated by a semi dividing wall with a built-in double-sided commercial grade bio-ethanol fireplace which can be enjoyed from either the extra deep bath or the bed.

Above the fireplace is also the built-in wall mounted television. The bathroom is equipped with a double vanity with 2 round LED mirrors above the bench mounted sinks, a double shower and freestanding bath plus separate toilet.

The second bedroom also has a walk-through robe decked out with drawers hanging space and slide out shoe racks

The main bathroom contains a built-in makeup station with LED lighting for the lady of the house in addition to a beautiful, curved vanity with a large oval LED mirror, double sized shower with stone shower base and arched shower screen and a separate wall mounted toilet with built in cistern.

At the end of the house and up two steps you enter the main feature through a glass sliding door, a huge entertaining area with electric fireplace, lounge and pool table with 2 adjoining bedrooms suitable for the blended or extended family.

This home has been fully renovated over the last few years with quality being the main priority as it was to be the owners forever home, but due to a change in work circumstances it is now on the market for some lucky family who wants the best of everything.

This home has to be seen to be believed.

Other features include, high ceilings, large Daikin split systems, plantation shutters throughout all rooms a built-in bench seat at the dining table allowing for more seating and storage and 3 kW solar system, a 1 1/2 car garage/workshop with two additional parking spots in the driveway

and plenty of on street parking.

Don't miss out on exploring this amazing home!

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Located near Drouin Township, rail connections.

Call Mick Dolphin at 0429 684 522 or Janet Hawkins 0409 117 432 to book your inspection today.

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

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

[Statement of Information](#)









6 WOLFF ST, DROUIN  
 TOTAL INTERNAL: 270m<sup>2</sup>  
 GARAGE: 35m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## Location



## Pricing Information

**The property at 6 WOLFF STREET, Drouin is currently for sale at \$820,000 - \$900,000.**

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



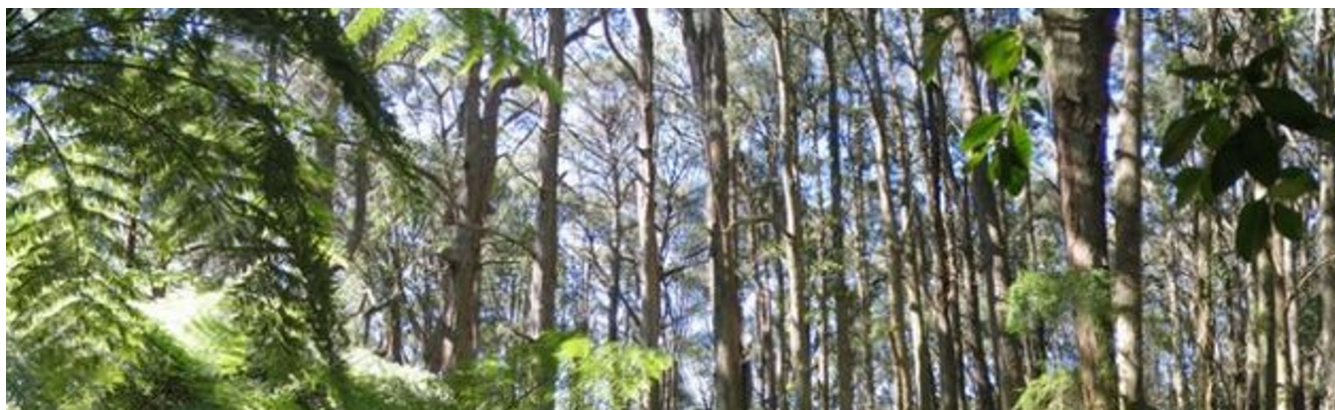
# Ferny Creek

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





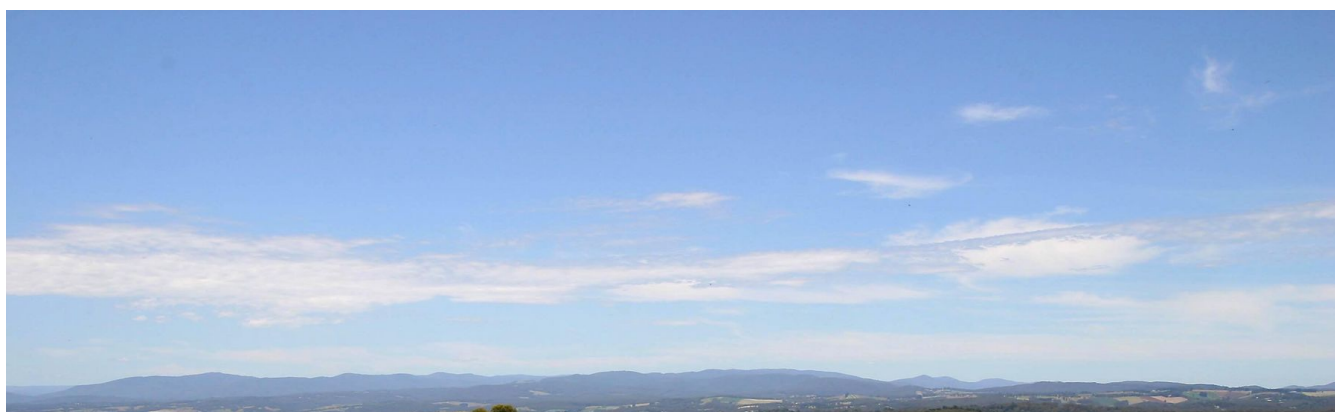
# Kallista

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](#)



## The Patch

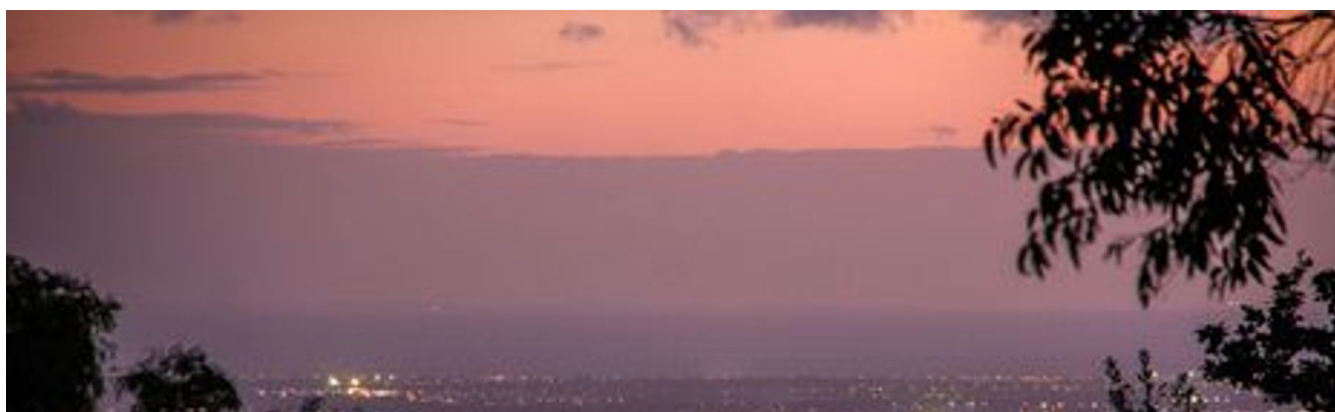


# Upwey

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



## **ALISON BARKLEY**

SALES CONSULTANT

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0494 175 410

[alisonb@rangesfn.com.au](mailto: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

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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!

## 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 6 WOLFF STREET Drouin, 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***

