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Property Details



3 Cross Street, EMERALD

**One of Emeralds finest allotments,
1208m2 and FLAT!!!**



**\$580,000-
\$638,000**

Perfectly positioned amongst established homes in a rural setting, this wonderful corner allotment has many features you might be looking for when designing your home.

There has been a previous town permit approved, it will be exciting to bring your plans to reality (subject to council approval) and live in a custom-built residence that offers everything you need.

Blessed with a north facing aspect capturing optimum sunlight year-round. You have all services except sewer available, the land is mostly cleared, it has filtered views, it is ready and waiting.

The location is fabulous, quiet yet minutes to Emerald Township, everything you need for a wonderful   hills  lifestyle. Quick access to Wellington Road, M1 and Eastlink. Hear the toot of Puffing Billy as it chugs past, lots of birds and wildlife as your neighbours. Welcome to the beautiful Dandenong Ranges.

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

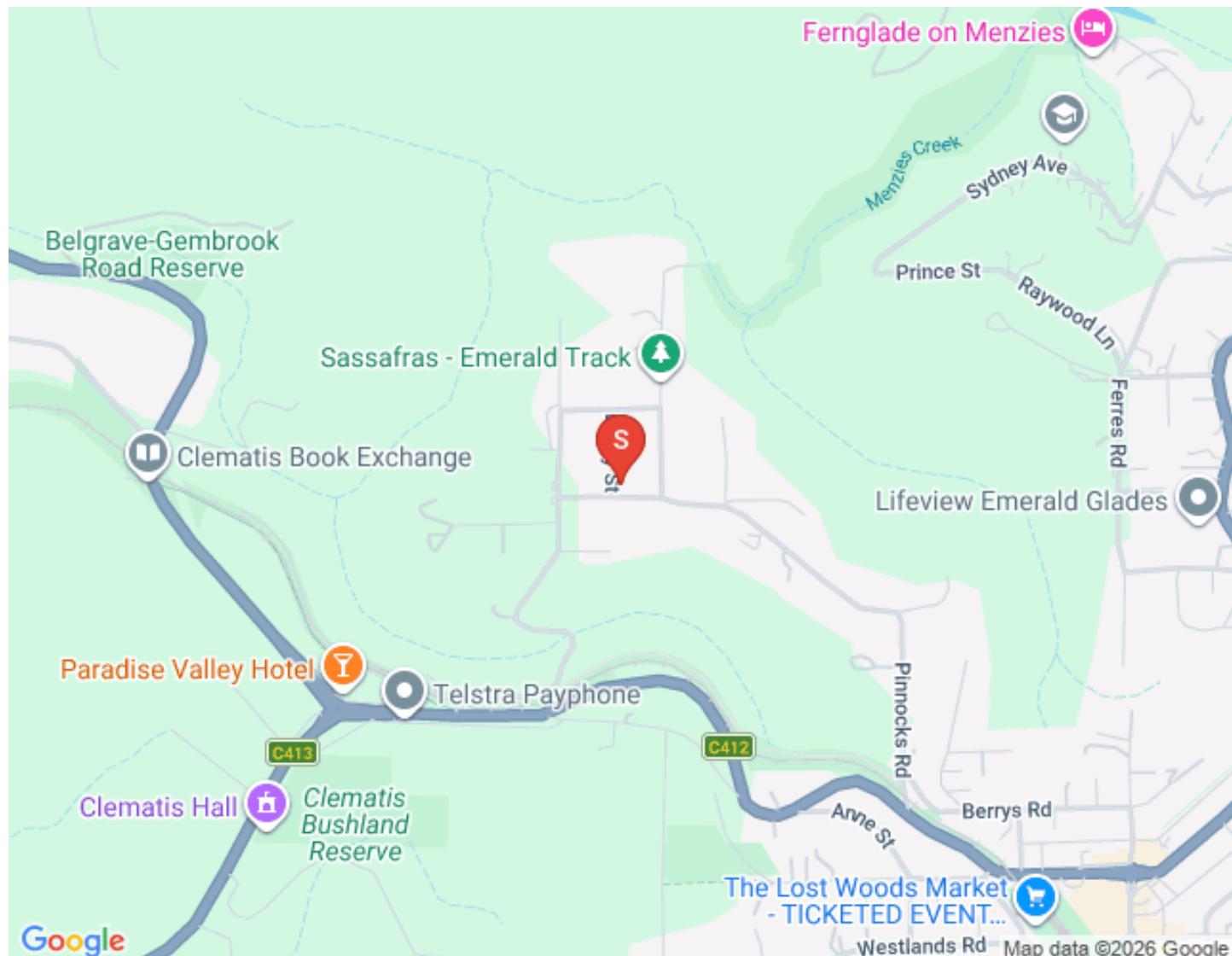
Please note: All property details listed were current at the time of publishing.

[Statement of Information](#)





Location



Pricing Information

The property at 3 Cross Street, EMERALD is currently for sale at \$580,000-\$638,000.

Click here to view the [Statement of Information](#)

Neighbouring Suburbs

Belgrave

A Character Of Its Own

 **firstnational**
REAL ESTATE | Ranges

Belgrave South

Just a Little South - Click here to find out more about the

- [Belgrave South Suburb Profile](#)



Cockatoo?

A Better Place to Live - Click here to find out more about the

- Cockatoo Suburb Profile



Emerald

Get the life you're Looking for - Click here to find out more
about the - [Emerald Suburb Profile](#)



Ferny Creek

Surrounded by Nature - Click here to find out more about the

- [Ferny Creek Suburb Profile](#)



Gembrook

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



Kallista

Tourism Village - Click here to find out more about the - [Kallista](#)

[Suburb Profile](#)



Macclesfield

Horse Lovers Paradise - Click here to find out more about the

- [Macclesfield Suburb Profile](#)



Menzies Creek

Leafy Green - Click here to find out more about the - [Menzies Creek](#)

[Suburb Profile](#)



Monbulk

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



Olinda

Charming Village - Click here to find out more about the [Olinda Suburb Profile](#)



Sassafras

Devonshire Teas And More - Click here to find out more about
the - [Sassafras Suburb Profile](#)



Selby

A Place To Belong - Click here to find out more about the [Selby Suburb Profile](#)



Tecoma

Don't Miss It! - Click here to find out more about the [Tecoma Suburb Profile](#)



The Patch♦

Small but Scenic - Click here to find out more about the - [The Patch Suburb Profile](#)



Upwey

Engage Upwey's Favourite - Click here to find out more about
the - [Upwey Suburb Profile](#)



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

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 26 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 20 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 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 South Belgrave Cricket Club where he captains the Veterans team. Mick's boys also play local 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, 2023 and 2024 in Victoria and Tasmania

Diamond Sales Award 2014, 2015, 2017, 2018, 2019, 2020, 2021, 2022, 2023 & 2024

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

6 Sales Person of the Year 2024 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

Janet is a Licensed Estate Agent with 27 years of local real estate experience, making her the most qualified assistant in the area. She will work alongside Mick to address all your needs throughout the sales campaign.

Janet will take care of essential tasks such as booking photos, creating floor plans, organizing drone shots, producing videos, writing advertising copy, and coordinating with stylists and tradespeople before your property hits the market. Her goal is to ensure your property is showcased online in the best possible light.

Known for her reliability, honesty, and extensive knowledge, Janet is a skilled negotiator and sales consultant in her own right. She is your problem solver and a dependable support system during both the sales process and after the sale. You can count on her to prioritize your needs and provide exceptional assistance.

Outside of work, Janet is a proud mother and grandmother. She enjoys reading, dining out, and spending quality time with family and friends. Janet has a passion for travel and living life to the fullest, especially riding her Harley Davidson with her partner, Jock. Additionally, she is an animal lover with two rescue cats, Benny and Chico, and a rescue dog named 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 3 Cross Street 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, 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.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo

