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Property Details



200 EVANS ROAD, Cockatoo

Multiple Income Streams on this Amazing Lifestyle Property approx. 1 hr to Melbourne

\$2,400,000 -

6 5 4 **\$2 600 000**

1 Ensuite

Air Conditioning

Split System Air Conditioni
ng

Study

Open Fire Place

Hydronic Heating

Floor boards

Shed

2 Open Spaces

Built In Robes

Dishwasher

INSPECTION BY APPOINTMENT

Situated on approximately 129 acres this amazing opportunity for a complete lifestyle change features an amazing private & quiet location amongst it to many attributes along with its amazing views.

The main home built in an arts and crafts style is approximately 40 years old and features beautiful second-hand red bricks and timber believed to have been cut off the site. Every room affords magnificent views to the Warburton ranges in the distance. The Featuring 3 bedrooms and a study, with the main bedroom featuring a renovated ensuite plus a central renovated bathroom upstairs whilst downstairs has a powder room, large kitchen with timber benchtops and dishwasher, separate lounge room and fomal dining room with an attached observatory framing the whole.

In addition, there are three cottages that can be operated as a bed & breakfast accommodation, 2 with their own entrances off the road & each once again offering magnificent views. Each of the cottages contains 1 bedroom, 1 bathroom and living space with outside verandah. Approximately 30-40 acres of the land is cleared, and the remaining bushland offers privacy to the surrounding neighbours.

The property currently operates as Paintball Cockatoo with the business generating income for the owners for many years. The property can be sold with the business or without the business. The business has its own separate access from the main road and its facilities cover 15- 20 acres and is predominantly operational on the weekends and public holidays, but this is the purchase is discretion as to wish they would like to do. There is also a track surrounding the property which the owners also utilize to hire out to ATV bike group hires as well.

The opportunity here is phenomenal!
Not only an amazing lifestyle but the ability to earn significant income of one property. Properties like this do not come for sale very often, so you should really make the move now whilst this opportunity is still here!

To arrange your viewing call Mick Dolphin on 0429 684 522 OR David Stewart on 0411 655 611 today!

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

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

[Statement of Information](#)

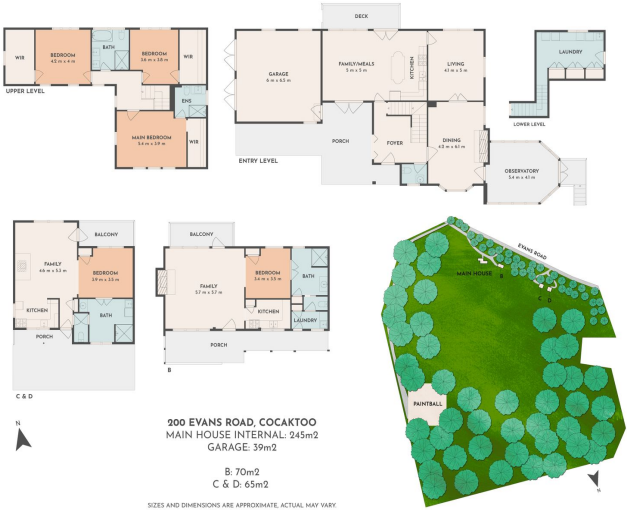












Location



Pricing Information

**The property at 200 EVANS ROAD, Cockatoo is currently for sale at
\$2,400,000 - \$2,600,000.**

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

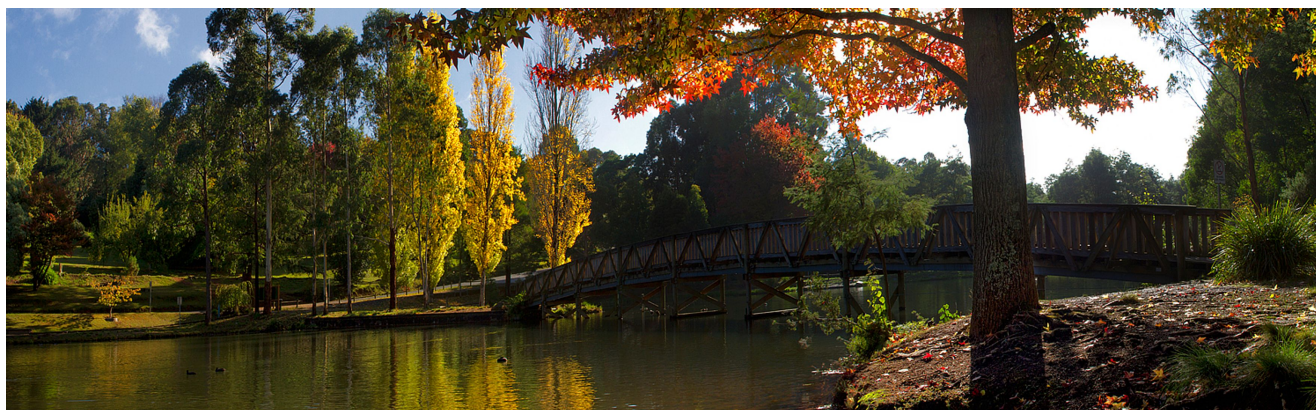


Emerald

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

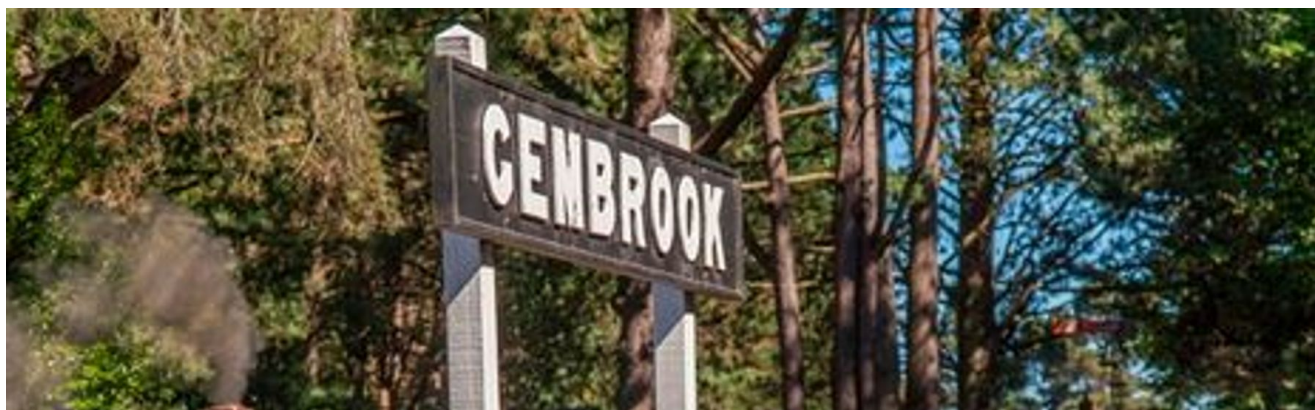


Gembrook

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



Gembrook



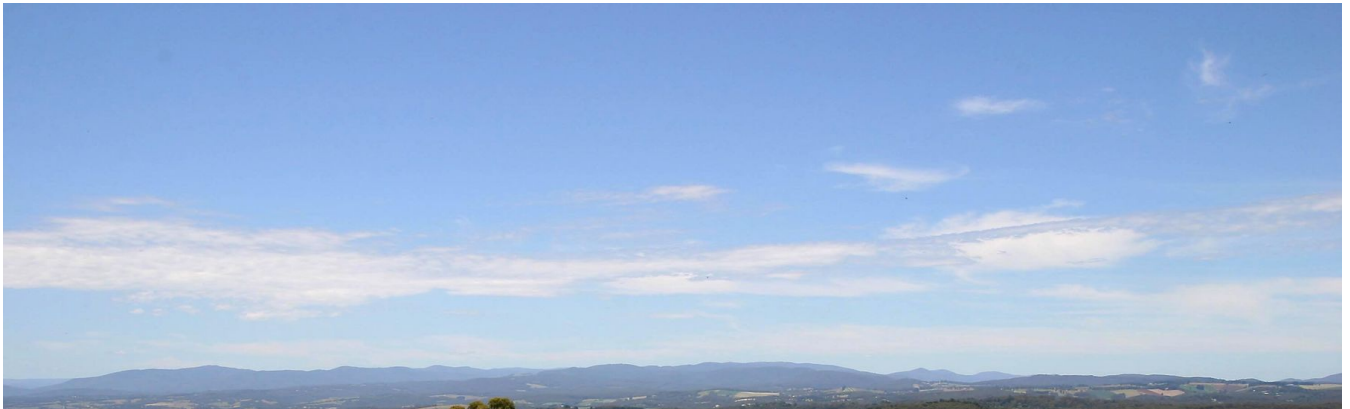
Kallista

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



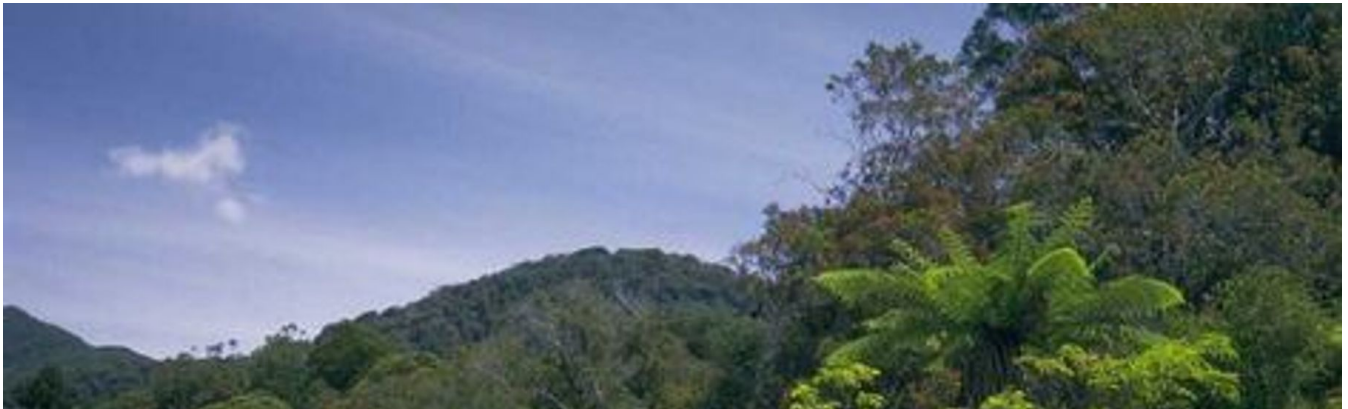
Tecoma

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:

*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



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!



MARGIE LAWN

SALES CONSULTANT

0494 175 410

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 200 EVANS ROAD 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.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo

