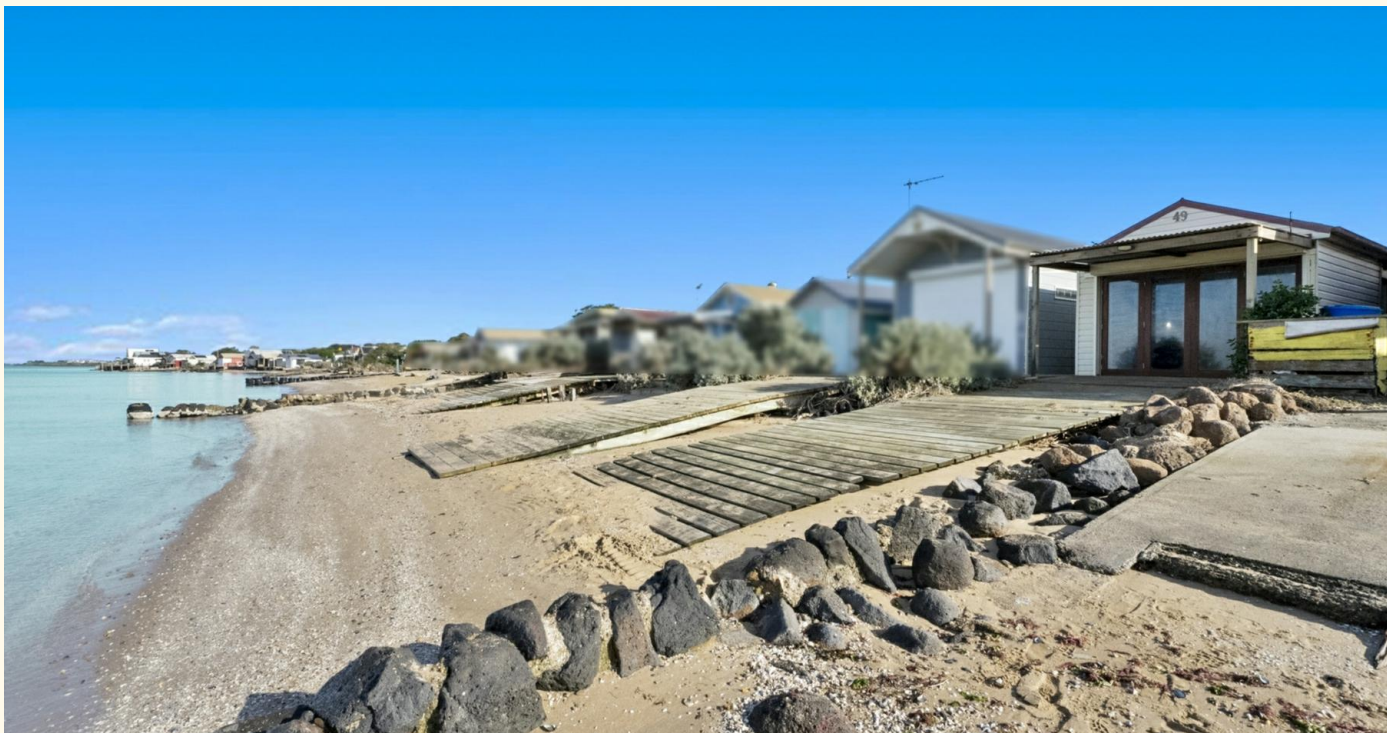




49 Campbells Cove Road, Werribee South

The Ultimate Coastal Escape

The Property

Welcome to 49 Campbells Cove Road, Werribee South. Boasting an absolute waterfront position on the shores of Port Phillip Bay, this unique boatshed forms part of the tightly held Campbells Cove boatshed precinct. Set within a historic coastal community, it enjoys a front-row position overlooking the bay, providing the perfect setting to enjoy everything this remarkable location has to offer. Perfect for fishing enthusiasts, it features its own private boat ramp where you can launch and winch a tinnie before heading out on the water. It's also the ideal day base for swimming, kayaking, paddleboarding and exploring the picturesque coastline. *Please note: This boatshed cannot be used for residential purposes and instead offers an exclusive recreational escape.

The Point of Difference

- Expansive glass bifold doors open directly to the waterfront, framing breathtaking views across Port Phillip Bay and placing you right on the shoreline.
- Rustic hardwood flooring creates a warm coastal ambience, complemented by a practical kitchenette and a rear storeroom for added convenience.
- Private boat ramp for launching a tinnie, providing direct access to Port Phillip Bay's renowned whiting fishing.

1 1 0

FOR SALE

\$155,000

VIEW

By Appointment

AGENTS

Paul Nuske
0414 717 458
paul.nuske@ljhooker.com.au

Patrick Bowen
0414 643 705
patrick.bowen@ljhooker.com.au

AGENCY

LJ Hooker Point Cook
(03) 9975 7080

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Solar power, a 1,500L rainwater tank and an automated roller shutter provide added convenience and secure lock-up storage.
- Absolute waterfront position, creating the perfect setting for fishing, boating, kayaking, paddleboarding, swimming or simply relaxing by the water.
- Please note: This property is exclusively for day-use recreational purposes and cannot be used for overnight accommodation or residency.

The Point of Interest

Enjoying a waterfront position within the coastal pocket of Werribee South, this spectacular setting is framed by the foreshore and the waters of Port Phillip Bay, creating a stunning natural backdrop. Nearby attractions include Wyndham Harbour Marina, Pacific Werribee Shopping Centre, Werribee Open Range Zoo, Werribee Park Golf Club and Point Cook Coastal Park. With Werribee and Point Cook both just a short drive away, together with convenient access to the Princes Freeway, the boatshed is well connected to shopping, dining and everyday amenities. With the beach at your doorstep, scenic foreshore surrounds and expansive coastal landscapes all around, this remarkable location offers outstanding coastal enjoyment and an abundance of recreational opportunities.

Note: All stated dimensions are approximate. The information provided is for general purposes only and does not constitute any representation on behalf of the vendor or agent. School zoning is based on www.findmyschool.vic.gov.au as of 30/07/2026.

MORE DETAILS

Property ID	2JWUHG
Property Type	Other

Paul Nuske 0414 717 458

Licensed Estate Agent | paul.nuske@ljhooker.com.au

Patrick Bowen 0414 643 705

Licensed Estate Agent, Auctioneer | patrick.bowen@ljhooker.com.au

LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030

pointcook.ljhooker.com.au | pointcook@ljhooker.com.au

