

Werribee South, 117 Campbells Cove Road

Waterfront Haven Boatshed in Serene Werribee South - Inspection Upon Request

LJ Hooker Property Point presents an exquisite gem at 117 Campbells Cove Road in Werribee South. This modernized boatshed has undergone a remarkable transformation, emanating a coastal sophistication that harmonizes flawlessly with its natural seaside environment. The perfect getaway for families, retirees, creatives, and sea enthusiasts, this property boasts a lounge space, a streamlined kitchen, a serene private retreat area, and an outdoor sundeck offering uninterrupted ocean views. Positioned a mere 10-minute drive from nearby Point Cook and Werribee, this remarkable beach haven feels peacefully secluded while conveniently close to retail outlets, supermarkets, entertainment spots, and other essential conveniences just a stone's throw away. It's important



For Sale

\$210,000 - \$230,000

View

ljhooker.com.au/2E86HGH

Contact

Patrick Bowen

0414 643 705

patrick.bowen@ljhooker.com.au



LJ Hooker Point Cook
(03) 9975 7080

Disclaimer: 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.

to note that while this boatshed offers an exclusive and incredibly unique escape, it cannot be utilized for residential purposes.

- A well-designed, open-plan lounge and kitchen area, complemented by a private bedroom at the rear of the dwelling.
 - The radiant exterior area offers a perfect setting for enjoying a meal, creating exquisite works of art, or merely indulging in tranquil afternoons with a mesmerizing vista of the ocean.
 - The expansive outdoor space encompasses a delightful green lawn, an ideal playground for children and pets, along with direct access to the beach for spontaneous refreshing swims.
 - With its exposed trusses, lofty ceilings, and refined design elements, this residence epitomizes an authentic haven by the coast.
 - Contemporary conveniences comprise of a water tank equipped with a pump to ensure a constant supply of fresh water, a gas cooktop and oven for culinary needs, solar panels to harness the sun's energy, protective window shutters, and a secure roller door for enhanced safety.
- NOTE: This boatshed cannot be used for residential purposes.

Situated in serene Werribee South, approximately 40 minutes from Melbourne CBD, this family-friendly area offers an abundance of lifestyle advantages. The boatshed is conveniently close to an array of enticing dining options, retail stores, grocery shops, and various amenities. Nearby attractions encompass Wyndham Harbour Marina, Pacific Werribee Shopping Centre, Werribee Open Range Zoo, Werribee Park Golf Club, Point Cook Coastal Park, Heathdale Glen Orden Wetlands, and several other parks and playgrounds within easy driving distance. Campbells Cove Beach is also just a stone's throw away, for a quick beach getaway.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 24/11/2023.

More About this Property

Property ID	2E86HGH
Property Type	Studio
Including	Balcony Deck

Patrick Bowen 0414 643 705

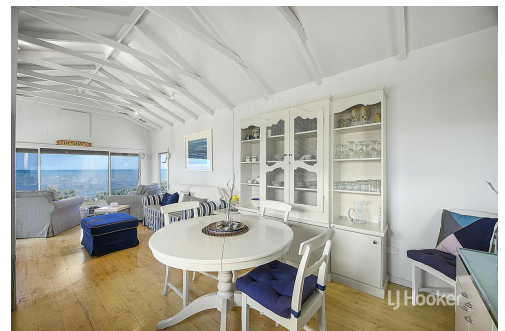
Licensed Estate Agent, Auctioneer | patrick.bowen@ljhooker.com.au

LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030
pointcook.ljhooker.com.au | pointcook@ljhooker.com.au



Disclaimer: 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.



**LJ Hooker Point Cook
(03) 9975 7080**