



14 Thompson Court, Werribee

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## Unlock the Potential - Remarkable Opportunity

### The Property

Welcome to 14 Thompson Court, Werribee. Set on a generous allotment, this original older-style brick veneer residence presents an exceptional opportunity for builders, developers or renovators ready to maximise the site's potential. The existing dwelling requires major renovation or demolition and offers a blank canvas to unlock the full potential of the site. With no easements affecting the block, the property provides flexibility for redevelopment (STCA), whether you're considering a new home build, multi-unit development or a profitable flip project, all positioned within a well-established pocket just moments from Werribee CBD, train station, shopping precincts, schools and parklands.

### The Point of Difference

- Generous 618m2 (approx.) allotment with excellent potential
- Original brick veneer home primed for transformation
- No easements, providing flexibility for redevelopment (STCA)
- Options for renovation, new home build or multi-unit development
- Ideal for a profitable flip or long-term investment
- Conveniently located near Werribee CBD, transport, shopping, schools and parklands.

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
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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.



### The Point of Interest

Positioned within a desirable court location, this address offers an exceptional lifestyle with everything Werribee has to offer within easy reach. Located within close proximity to Werribee CBD and train station, Pacific Werribee Shopping Centre, Werribee Mercy Hospital, and within the catchment of Werribee Secondary College, the setting delivers outstanding everyday convenience. Surrounded by parklands, walking trails and just minutes from the Werribee Open Range Zoo, it combines lifestyle appeal with excellent freeway access. With a solid land size, this property also represents an ideal value-add opportunity for those seeking their next project.

**Important Buyer Information:** Fenced rear yard incorporates surplus VicTrack land of an additional 425m2 approx. and is not included in the sale of 14 Thompson Court, Werribee.

Please make your own enquiry regarding the availability to purchase the rear surplus land by contacting the authority, VicTrack at [customer.service@victrack.com.au](mailto:customer.service@victrack.com.au) or phone 03 9619 1111.

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](http://www.findmyschool.vic.gov.au) as of 18/03/26.

### MORE DETAILS

Property ID	2J79HGH
Property Type	House
Land Area	618 m2

#### **Paul Nuske 0414 717 458**

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