

Werribee, 5 Flax Court

Endless Potential on 580m2! Development Site or Renovation Delight!

The Property

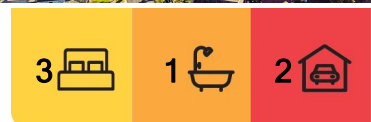
Welcome to 5 Flax Court, Werribee. Nestled in a highly sought-after court location, this property offers an exciting opportunity for astute buyers. Boasting three bedrooms and spacious living, this home presents a renovation delight with endless potential. Set on a generous 580m2 (approx.) allotment in the heart of Werribee, the property offers great scope for subdivision (STCA) or further development. With quality schools, shopping centres, and essential amenities just moments away, this is a remarkable opportunity in a prime location.

The Point of Difference

- Set on a generous 580m2 (approx.) allotment, this property offers an ideal canvas for future subdivision, making it a highly appealing opportunity for investors and developers alike.



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.



For Sale
\$440,000 - \$460,000

View
By Appointment

Contact
Paul Caine
0421 551 051
paul.caine@ljhooker.com.au
Erica Aggett
0405 756 318
erica.aggett@ljhooker.com.au

LJ Hooker Point Cook
(03) 9975 7080

- The existing structure offers a flexible footprint for creative vision, presenting potential for renovation or development purposes (STCA).
- Perfectly located in a peaceful court, the property provides minimal through-traffic, enhancing privacy and appeal.
- The expansive backyard features ample open space, ideal for landscaping or construction projects.
- Zoned to Wyndham Central Secondary College and Manorvale Primary School, this property offers access to quality education, adding value for families.
- Conveniently situated near Pacific Werribee Shopping Centre, public transport, and the Princes Freeway for seamless connectivity.

The Point of Interest

Ideally located, this property offers exceptional convenience with schools, parks, and shops just moments away. Within close proximity to Werribee Train Station and a short walk to Wyndham Central Secondary College, it provides easy access to Werribee Town Centre, Pacific Werribee, dining options, and easy access to Princess Highway. This exclusive opportunity offers endless potential to renovate or redevelop into your dream home, all within a highly desirable location that promises a perfect and convenient lifestyle.

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 is based on www.findmyschool.vic.gov.au as of 06/01/2025.

More About this Property

Property ID	2FVHHGH
Property Type	House
Land Area	580 m ²

Paul Caine 0421 551 051

Director | Licensed Estate Agent | Auctioneer | paul.caine@ljhooker.com.au

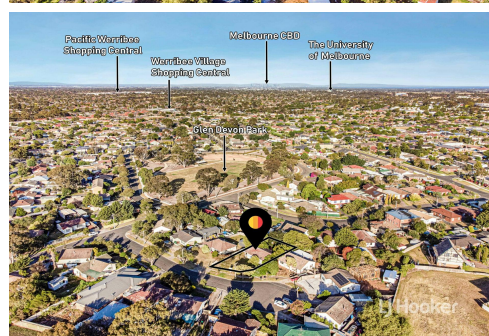
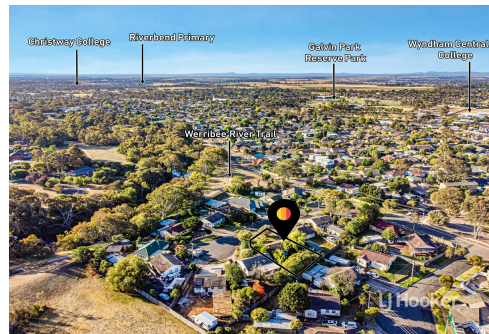
Erica Aggett 0405 756 318

Sales Consultant | erica.aggett@ljhooker.com.au

LJ Hooker Point Cook (03) 9975 7080

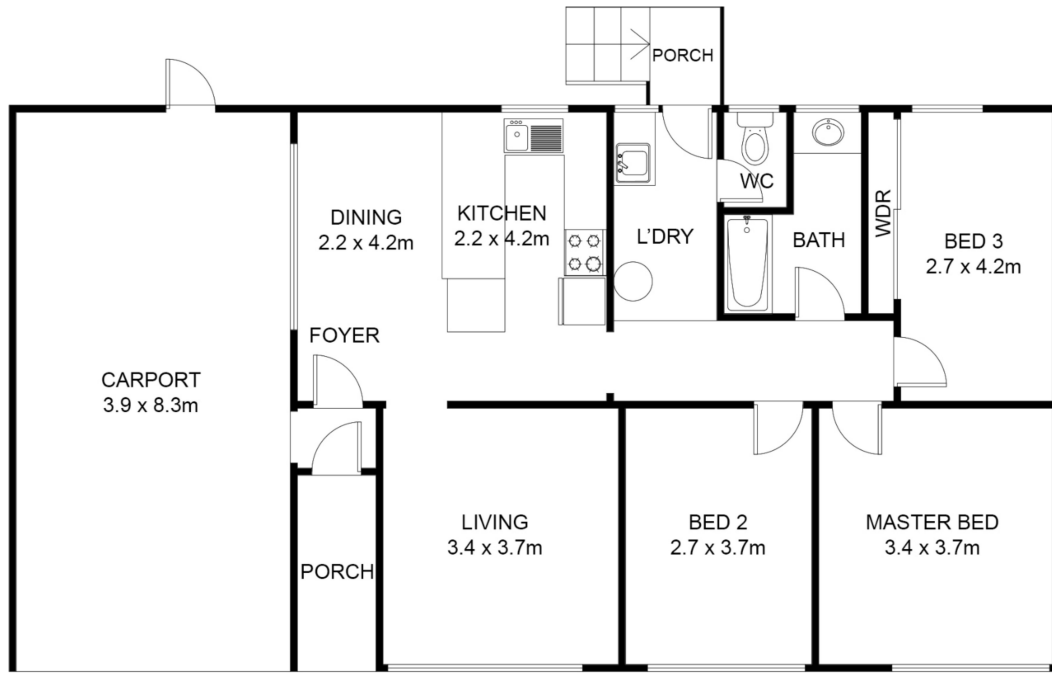
Shop 211, 4 Main Street, POINT COOK VIC 3030

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



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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