



58 Forest Parade, Tomakin

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## A Hidden Gem in Sought After Tomakin - "KINGARU"

**FOR SALE**  
\$775,000

### VIEW

Sat 14th Mar @ 2:30PM - 3:00PM

### AGENTS

Karen Van Der Stelt  
0413 221 504  
kvanderstelt.batemansbay@ljhooker.com.au

### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

Lovingly held by the same family for 40 years, this charming 2-bedroom home offers incredible value and room to grow in one of the South Coast's most desirable seaside suburbs.

Set on Forest Parade, a peaceful residential street embraced by leafy bushland, this property is larger than it looks and brimming with potential. The full-length country-style deck gazes down to a tranquil treelined escarpment and leafy reserve with no rear neighbours delivering a relaxed, private, nature-rich backdrop rarely found at this price point.

Inside, the open-plan living, dining and kitchen zone enjoys reverse-cycle A/C, perfect for year-round comfort. Two bedrooms one with walk in robe and the other with built in robe, with a centrally located bathroom and separate laundry for convenience.

There's plenty of parking thanks to the wide side access, concrete driveway, under house storage, garden shed and huge Garage with workshop - ideal for tradies, hobbyists or those needing space for the boat, van, or beach toys all on a 556sqm block.

This versatile coastal home is perfect for:

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**

- Young families who thought Tomakin was out of reach
- Savvy investors seeking solid rental and holiday returns
- Downsizers or holiday-makers wanting an affordable lock-up-and-leave beach base

All just moments from lifestyle essentials:

- 2 mins drive to Tomakin Beach, Tomakin Club, IGA and Smokey Dan's cafe & bar
- 5 mins to Carroll College and St Peter's (K-Year 12)

Affordable opportunities in Tomakin are few and far between, secure your slice of coastal living today.

Only 17mins to Batemans Bay shopping and cafe; precinct, marina and foreshore, 2hrs to Canberra and around 3.5hrs to Sydney.

Call to arrange your inspection at your earliest convenience.

Permanent Rental Appraisal : \$540-\$560/wk

Holiday Let Appraisal:

Peak Season - \$1,820/wk

High Season - \$1,400/wk

Mid Season - \$ 910/wk

Low Season - \$ 700/wk

Council Rates: \$3,164/yr

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

## MORE DETAILS

Property ID	12RFF8F
Property Type	House
Land Area	556 m2

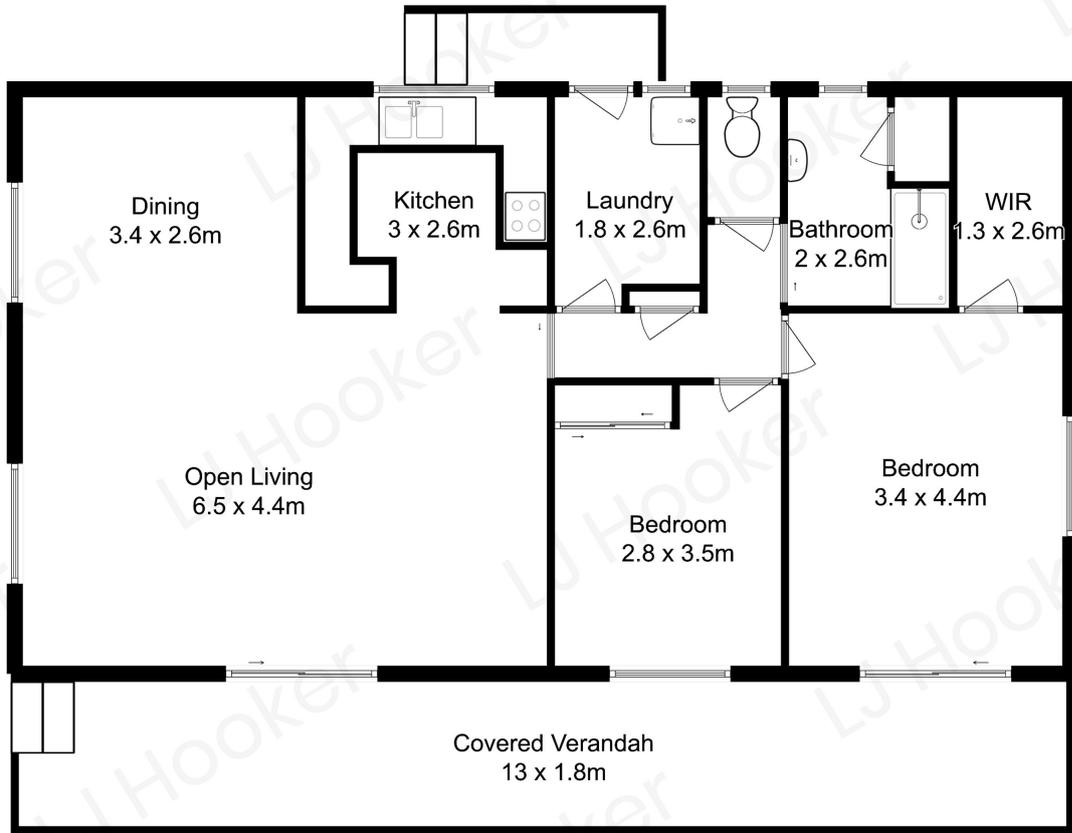
**Karen Van Der Stelt 0413 221 504**

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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**LJ Hooker Batemans Bay (02) 4472 6455**

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All measurements are approximate and are intended as a guide only

