



## Tomakin, 135/55 Sunpatch Parade

Great little 'Retro Van & Annexure' in pet friendly Ingenia Holiday Park !

Located in the popular 'Ingenia Holiday Park, Tomakin' this 1 bedroom caravan and annexure (extra bedding for family and guests) has everything you need including the nostalgic feel of beach holidays down the coast as a kid. Imagine sitting out the front having a morning coffee, before grabbing the kayak and going for a paddle up the Tomaga River or a spot of fishing.....Well there is no need to imagine this could be your reality. (NB: This property is being sold fully furnished including the kayaks) so just bring the family, food and fun.

The living room has reverse cycle a/c and the bedroom is off the kitchen area but there is plenty of room for the kids with bunk beds at the end of the living room. (There is no bathroom but capped plumbing for a toilet and sink if you wanted to add).

Sit out on the front porch and have a chat to other holiday makers while relaxing with a



**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**  
\$23,000

**View**  
[ljhooker.com.au/129EF8F](http://ljhooker.com.au/129EF8F)

**Contact**  
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cool beverage.....What more could you need? Set on the banks of the Tomaga River where the fish are always biting, between Batemans Bay and Moruya on the New South Wales South Coast, Ingenia Holidays Tomakin has a 4.2 star rating with onsite managers. This is where stress is replaced with coastal relaxation, what a great place to stay.

- Pet friendly
- Resort style pool
- Kids playground
- BBQ facilities
- Boat ramp/fishing
- Kayaks and go karts available for hire
- Site fees of approximately \$624.95/mth (approx. \$156/wk) includes water and rubbish disposal (gas and electricity charged as per personal usage)
- Property can be used 180 days/yr for personal use but can not be sub-let or rented out.
- No stamp duty

Of course if you don't feel like cooking for the night, there's always the newly renovated Tomakin Sports & Social Club next door where you can enjoy a cool drink or two, a lovely meal and walk home.

Lawn bowls and tennis club next door, 570m to IGA Tomakin and Smokey Dan's Bar and Grill. Approximately 17mins to Batemans Bay shopping and cafe precinct marina and foreshores, 2hrs to Canberra and around 3.5hrs to Sydney.

This is a great little surprise package and will walk out the door at this price ! Call Karen to arrange an inspection at your earliest convenience as these never last long on the market !

## More About this Property

<b>Property ID</b>	129EF8F
<b>Property Type</b>	House

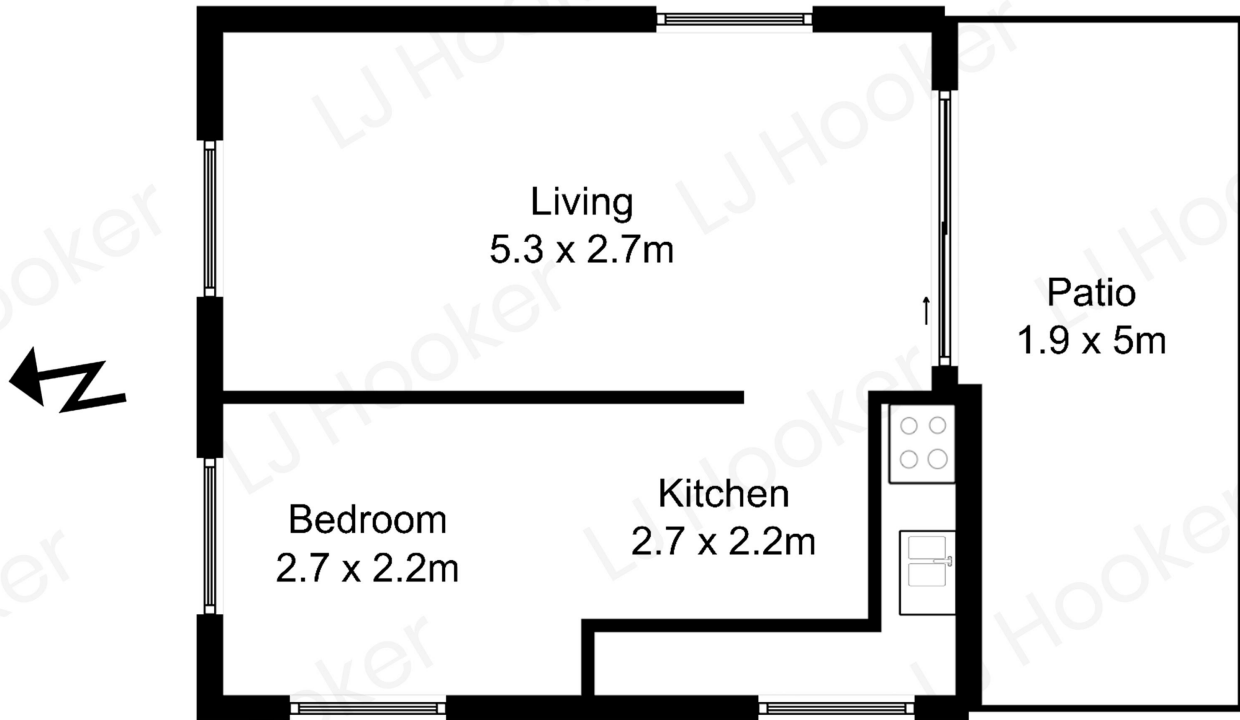
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All measurements are approximate and are intended as a guide only

