



 LJ Hooker



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Tomakin, 183/1939 George Bass Drive

Permanent Living for Over 55s - Beachfront Access & Pet-Friendly!

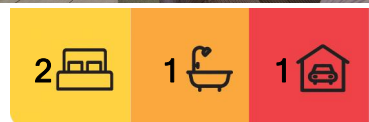
CONTRACT CRASHED - HERE IS YOUR SECOND CHANCE BUT BE QUICK !

Welcome to 183/1939 George Bass Drive, Tomakin, nestled within Aspen Holiday Park Barlings Beach. This idyllic location offers direct beachfront access, making it perfect for those who love the feel of sand between their toes and a refreshing ocean swim. Situated on the stunning South Coast of NSW, between Batemans Bay and Moruya, you're just a short 3-minute drive to Tomakin IGA, Bottle Shop, and Smokey Dan's Bar/Bistro & Café, where you can enjoy live music in the summer months. Prefer a night out? Catch the courtesy bus to Tomakin Sports & Social Club.

This permanent two-bedroom site for Over 55s is an incredible opportunity for affordable coastal living. Positioned on the final row before the dunes and rolling waves, you'll be immersed in the tranquil sounds of the ocean every day.

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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
\$375,000

View
ljhooker.com.au/12FAF8F

Contact
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LJ Hooker Batemans Bay
(02) 4472 6455

Property Features:-

- Charming bullnose verandah - the perfect spot for your morning cuppa as you listen to the waves
- Spacious, renovated bathroom
- Laundry with WC
- Brand new carport for secure parking
- Reverse-cycle air conditioning in the living room for year round comfort
- Separate dining area that opens onto the verandah
- Instant gas hot water system
- Outdoor hot & cold shower - ideal after a beach swim
- Private rear yard with garden shed
- Two workshops/storage rooms off the carport

Site Fees (To be confirmed with purchaser and park manager)

•\$170/wk

(Gas and electricity charged per usage)

Park Facilities:

- Swimming pool
- BBQ facilities
- Playground
- Recreational/Activities room
- Pet-friendly community
- Laundry facilities
- Go-karts for hire
- Boom gate security
- Sealed roads

Located just 17 minutes from Batemans Bay with its vibrant cafe scene, shopping, marina, and foreshore, and only 2 hours from Canberra and 3.5 hours from Sydney, this is your chance to secure a relaxed coastal lifestyle. Don't miss out on this slice of paradise! Contact Karen today to arrange your viewing.

NB: These properties cannot be sublet and must be occupied by the owner as per NSW Park Rules.

More About this Property

Property ID	12FAF8F
Property Type	House

Karen Van Der Stelt 0413 221 504
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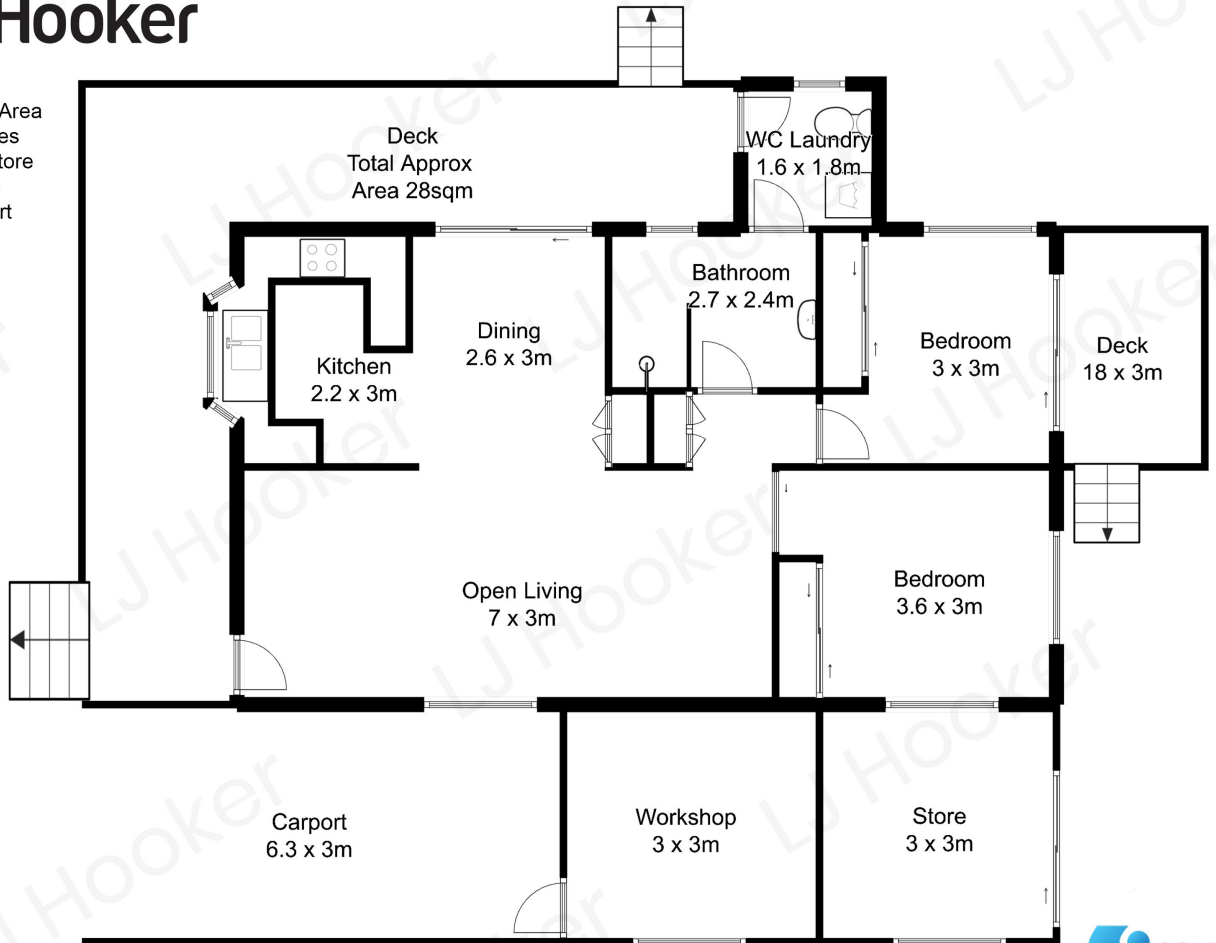


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Approximate Floor Area
132 square metres
Including decks, store
and workshop
excluding carport



All measurements are approximate and are intended as a guide only

