







20/55 Sunpatch Parade, Tomakin

Stunning Riverfront Living for Over 55's - Immaculate Home with Breathtaking views over the Tomaga River !

Immaculately presented and perfectly positioned in an idyllic riverfront setting, this spacious over-55's permanent living land-lease home is pet friendly and offers absolutely stunning views of the beautiful Tomaga River from the expansive 14-metre verandah. Imagine watching the waves roll over the sandbar while enjoying your morning coffee, or entertaining guests in the evening with dinner and a glass of wine as the sun sets across the water.

This impressive home is second to none. From the moment you step through the front door, you are welcomed by picturesque water views captured from the living room, kitchen, dining area and master bedroom. The living room features high ceilings that enhance the sense of light and space, along with reverse-cycle air conditioning, a ceiling fan, and glass concertina doors that open seamlessly onto the undercover verandah. The kitchen truly is the heart of the home and will delight the chef, offering ample storage, stone benchtops, quality electrical appliances and a generous breakfast bar.

3 2 1

FOR SALE
$599,000

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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.

Home Features:
• Generous master bedroom with reverse-cycle air conditioning, walk-in robe, and large private ensuite with water views and glass sliding doors opening onto the alfresco
• Two additional bedrooms, both with built-in robes, serviced by a shared guest bathroom
• Executive chef-style kitchen with stone bench tops and premium finishes
• Internal laundry
• Stairs at entry plus the added convenience of ramp access
• Numerous smoke detectors throughout bedrooms and hallway
• Instant gas hot water
• Large 8.4m x 3m carport
• Washer and dryer included in the sale
• Approximately 7 years young and presented in immaculate condition
• Copious under-house storage
• Fenced yard to keep your furry companions safe

Set on the banks of the Tomaga River between Batemans Bay and Moruya on the beautiful NSW South Coast, the highly regarded Ingenia Holidays Tomakin park boasts a friendly community atmosphere and helpful onsite managers - a place where stress is replaced with relaxed coastal living.

Park Features Include:
• Pet friendly community
• Resort-style swimming pool
• Children's playground
• BBQ facilities
• Boat ramp and excellent fishing nearby
• Kayaks and go-karts available for hire
• Security boom-gate at reception

Additional Information:
• Current site fees: $204 per week (includes water, rubbish collection and use of park facilities)
• Electricity and gas charged according to personal usage
• Please confirm current site fees with park management when signing a new site agreement
• Property cannot be sub-let or rented out
• No stamp duty payable
• Pensioners may be eligible for Centrelink rental assistance

If you don't feel like cooking, the Tomakin Sports & Social Club is literally just 100 metres away via the rear gate of the park - perfect for enjoying a cold drink, a great meal, and an easy stroll home. The lawn bowls and tennis club are also next door, and you're only 900 metres to the Tomakin IGA and the ever-popular Smokey Dan's Bar & Grill. Conveniently located approximately 17 minutes to the heart of Batemans Bay with its shopping and café precinct, marina and foreshore, around 2 hours to Canberra, and approximately 3.5 hours to Sydney.

If you've been dreaming of a relaxed coastal sea change lifestyle, this exceptional home delivers comfort, quality and breathtaking scenery in one of the South Coast's most desirable over-55's communities.

Homes of this calibre with riverfront views are rarely offered - call Karen today to arrange your inspection at the earliest convenience.
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.

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MORE DETAILS

Property ID	12UMF8F
Property Type	House

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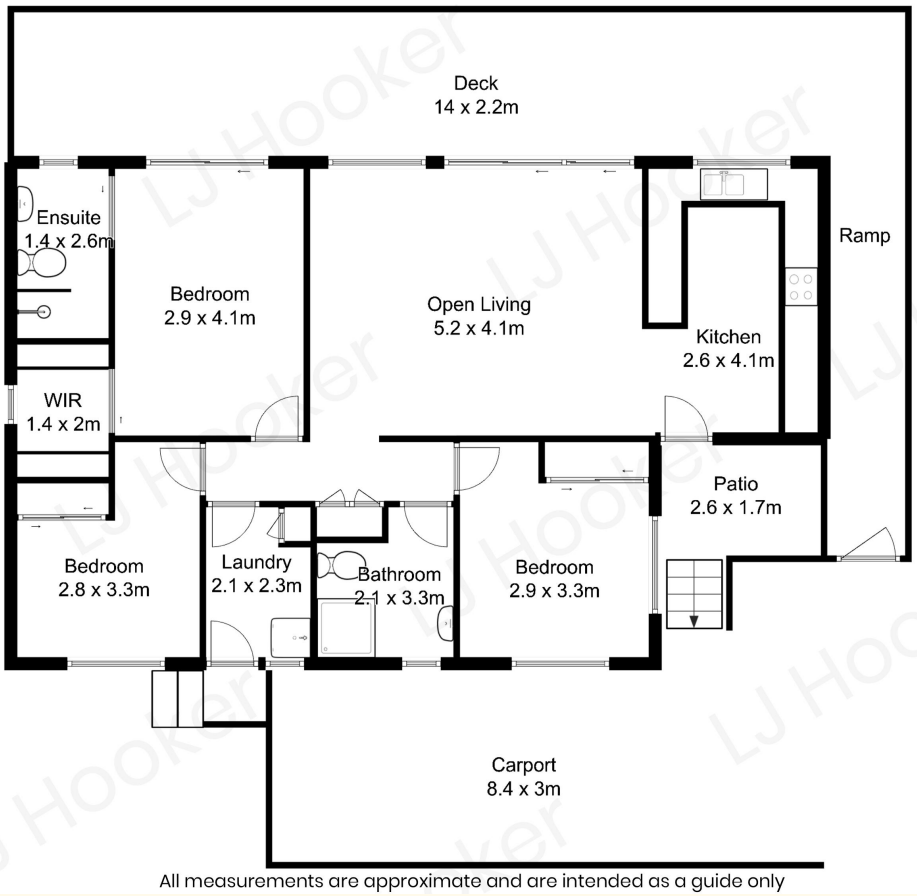






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Total Approximate Area
134 square metres



All measurements are approximate and are intended as a guide only

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