



Tomakin, 205/55 Sunpatch Parade

Water viewsWatch the fish jumping from your deck !

Located in the popular 'Ingenia Holiday Park, Tomakin, this 2 bedroom villa is one of the largest in the holiday park with full length balcony and opposite the lagoon and boat ramp..... what more could you possibly ask for? Imagine sitting on the deck enjoying a morning coffee, watching the fish jump before grabbing the kayak and going for a paddle up the Tomaga River.....Well there is no need to imagine this could be your reality. (NB: This property can be sold fully furnished if required).

The large open plan living room has reverse cycle a/c and the kitchen is modern with plenty of bench space and storage, the two bedrooms both have built-in robes and are perfect for a restful night's sleep. There is a bathroom and washing machine so you are fully self-contained for those school holidays or longer stays.

Located 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



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For Sale
\$195,000

View
ljhooker.com.au/12ADF8F

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LJ Hooker Batemans Bay
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is replaced with coastal relaxation, what a great place to stay.

Features include:-

- Large storage sheds and under house storage
- Gas hot water
- 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 cannot 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.

Call Karen to arrange an inspection at your earliest convenience !
(NB: This Villa is required to be relocated in the future)

More About this Property

Property ID	12ADF8F
Property Type	House

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