



68/55 Sunpatch Parade, Tomakin

## Over 55's Permanent Living - Pet Friendly Coastal Lifestyle !

Located in the popular Ingenia Holiday Park Tomakin, this charming 2-bedroom caravan and annex with tropical roof and carport offers comfortable permanent living for over-55s, with the added bonus that you can live here 365 days a year in a pet-friendly community.

Bringing back the nostalgic feel of carefree beach holidays from childhood, this could be your new permanent coastal retreat. Imagine sitting out the front enjoying your morning coffee before grabbing the kayak for a peaceful paddle along the beautiful Tomaga River, throwing in a line for a spot of fishing, taking a refreshing swim in the pool, or watching the grandkids run around the playground. No need to imagine-this could be your everyday lifestyle.

The home offers a comfortable living area with reverse-cycle air conditioning, a bedroom located off the kitchen area at one end, and space at the other end that could be used as a small study or guest sleeping area. A convenient bathroom is positioned just off the living room. The property does require a little TLC, but with some renovation and your own personal touches, this cute coastal residence could truly shine-and all for less than the price of some annual holiday cabins in the park.

2 1 1

**FOR SALE**  
\$149,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

Set on the banks of the Tomaga River, between Batemans Bay and Moruya on the beautiful New South Wales South Coast, the well-regarded Ingenia Holidays Tomakin park boasts a 4.2-star rating and friendly onsite managers. It's a place where stress is replaced with relaxed coastal living.

Park Features Include:

- Pet friendly
- 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: \$189 per week (includes water and rubbish collection)
- Electricity and gas charged according to personal usage
- Please confirm current site fees with the park manager 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 100m away via the rear gate of the park, where you can enjoy a cold drink, a great meal, and simply stroll home. The lawn bowls and tennis club are also next door, and you're just 570m to the Tomakin IGA and the popular Smokey Dan's Bar & Grill. Conveniently located approximately 17 minutes to Batemans Bay's shopping and caf#xE9; precinct, marina and foreshore, 2 hours to Canberra, and around 3.5 hours to Sydney.

Call Karen today to arrange your inspection-properties like this in such a great location don't last long!

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## MORE DETAILS

Property ID                    12U2F8F  
Property Type                House

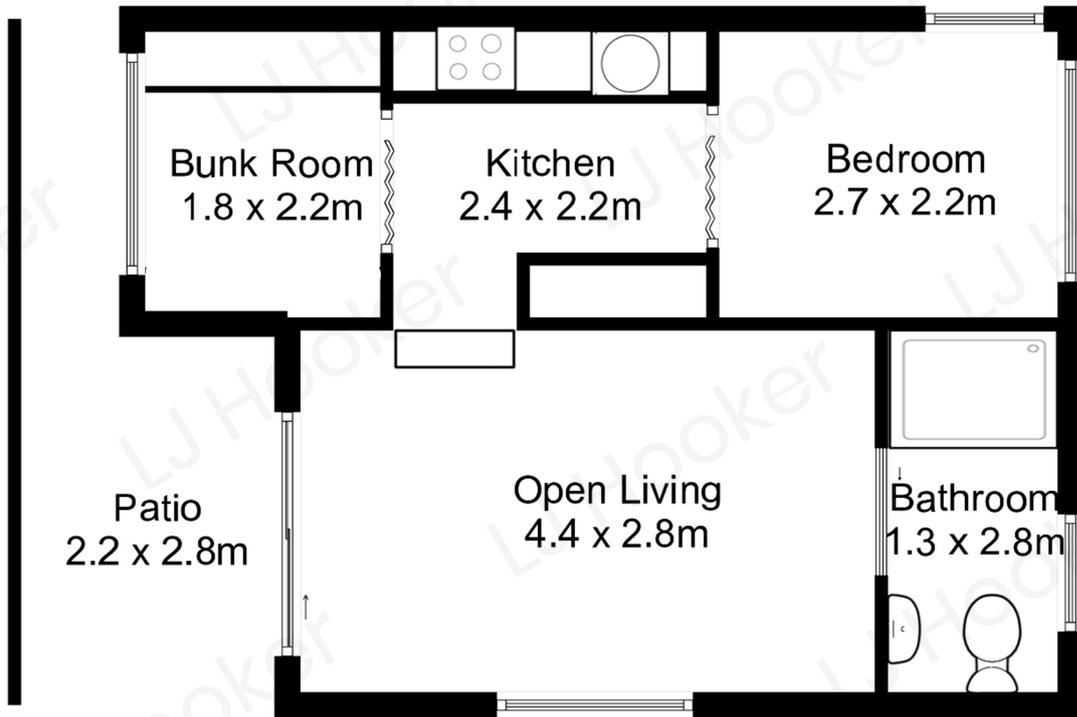
**Karen Van Der Stelt 0413 221 504**

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All measurements are approximate and are intended as a guide only