



Tomakin, Site 19/55 Sunpatch Parade

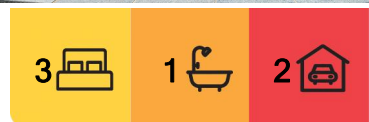
Over 55's Permanent living in 'Pet friendly' Ingenia Holiday Park Tomakin

Located in the much sought after 'Ingenia Holiday Park, Tomakin' is this spacious 3 bedroom villa is the size of a home and feels virtually brand new, with the added bonus of a water view from the huge wrap around deck for entertaining or just some quiet downtime to sit and relax.....Imagine living permanently in a Holiday Park 365 days a year!

- Lovely outlook with no side neighbours in a quiet location looking toward Tomakin Club and the Tomaga River.
- Very generous size master bedroom with built in robes and fan
- Quality kitchen with island bench, gas cook top and electric oven
- Instant gas hot water system
- A/C living/dining/kitchen area including ceiling fan
- High ceilings with glass stacker sliders and security screen onto the large balcony
- Spacious modern bathroom



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
\$525,000

View
ljhooker.com.au/10C5F8F

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- Separate toilet and laundry
- Plenty of cupboard space
- Storage shed and under house storage
- Undercover carport with extra high roof that would fits most motorhomes or boats
- Build in robes in all bedrooms
- Current site fees \$186.67/wk (NB: If on a pension you may be eligible for rental assistance through Centrelink)
- Includes water and rubbish disposal (gas and electricity charged as per personal usage).
- No stamp duty payable

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 where stress is replaced with coastal relaxation, what a great place to live.

- Pet friendly
- Resort style pool
- Kids playground
- BBQ facilities
- Boat ramp/fishing
- Kayaks and go karts available for hire

Of course if you don't feel like cooking for the night, there's always the Tomakin Sports & Social Club next door where you can enjoy 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 & Grill.

Approximately 17mins to Batemans Bay Shopping and cafe precinct marina and foreshores, 2hrs to Canberra and around 3.5hrs to Sydney.

(NB: Permanent cabins cannot be rented out and owner must be over 55)

More About this Property

Property ID	10C5F8F
Property Type	House

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All measurements are approximate and are intended as a guide only