

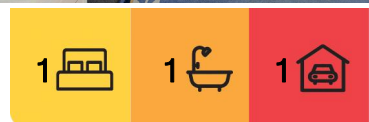


Tomakin, Site 195/55 Sunpatch Parade

Pet friendly Holiday property that won't break the budget !

Located in the well regarded 'Ingenia Holiday Park Tomakin' this 1 bedroom caravan and annexure (room for extra bedding) has everything you need including the nostalgic feel of beach holidays down the coast as a kid. Imagine sitting out the front having a morning coffee, before grabbing the kayak and going for a paddle up the Tomaga River or a spot of fishing, well there is no need to imagine this could be your reality.

The caravan is light and bright with the furniture included in the sale, so just bring the Family. The open plan living room has reverse cycle a/c, workable kitchen and updated bathroom/combined laundry (washing machine included in the sale). Bedroom is off the kitchen area but there is room to add bunk beds at the end of the living room for the kids. Gas hot water system and space to store the bikes and fishing lines. Sit out on the front porch and have a chat to other holiday makers while relaxing with a cool beverage.....What more could you need?



For Sale
\$33,000

View
ljhooker.com.au/128WF8F

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

- 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 can not 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.

This is a great little surprise package and will walk out the door at this price ! Call Karen to arrange an inspection at your earliest convenience.

More About this Property

Property ID	128WF8F
Property Type	House

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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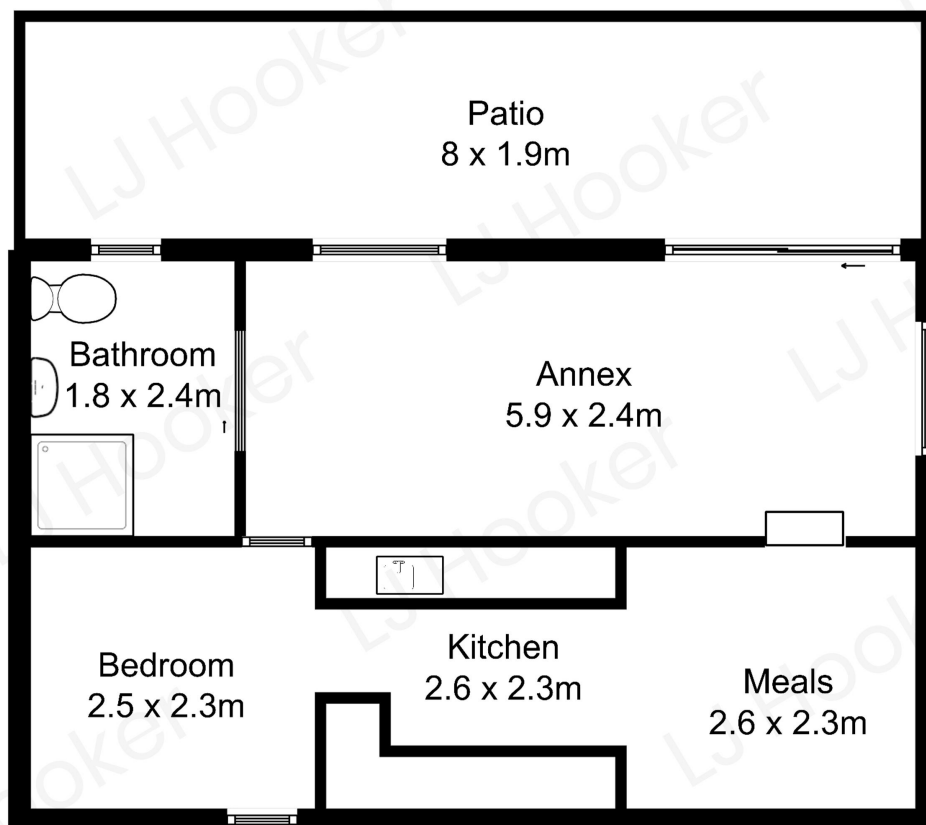
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All measurements are approximate and are intended as a guide only