



Site 7/55 Sunpatch Parade, Tomakin

## Looking for your Happy Place? Over 55 Permanent Living - 365 days - Pet Friendly !

Beautifully presented and perfectly positioned in a peaceful, idyllic location among other permanent residents within Ingenia Holiday Park - Tomakin, this light-filled over-55's permanent living land-lease home is pet friendly and offers the opportunity to enjoy a relaxed coastal lifestyle 365 days a year.

### Home Features:

- Light-filled open plan living area with reverse cycle air conditioning
- Two bedrooms, master with built-in robe and ceiling fans
- Well-appointed kitchen with ample bench space and storage
- Separate dining area
- Combined bathroom and laundry
- Private undercover alfresco area, ideal for relaxing or entertaining
- Fully fenced courtyard with garden shed
- Carport for convenient off-street parking

Set on the banks of the beautiful Tomaga River, between Batemans Bay and Moruya on the stunning NSW South Coast, the highly regarded Ingenia Holidays Tomakin community offers a friendly

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### FOR SALE

\$419,000

### VIEW

By Appointment

### AGENTS

Karen Van Der Stelt

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### AGENCY

LJ Hooker Batemans Bay

(02) 4472 6455

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

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neighbourhood atmosphere with 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: \$445 per fortnight (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
- 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 delicious meal, and an easy stroll home. The lawn bowls and tennis club are also next door, while the Tomakin IGA and the ever-popular Smokey Dan's Bar & Grill are only 900 metres away.

Conveniently located approximately 17 minutes to the heart of Batemans Bay, with its shopping and caf#xE9; 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 lovely home delivers comfort, convenience and lifestyle in one of the South Coast's most desirable over-55's communities.

Call Karen today to arrange your inspection at your earliest convenience.

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## MORE DETAILS

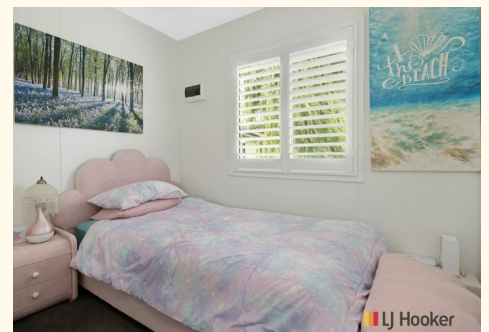
Property ID	12UTF8F
Property Type	Unit
Including	Air Conditioning

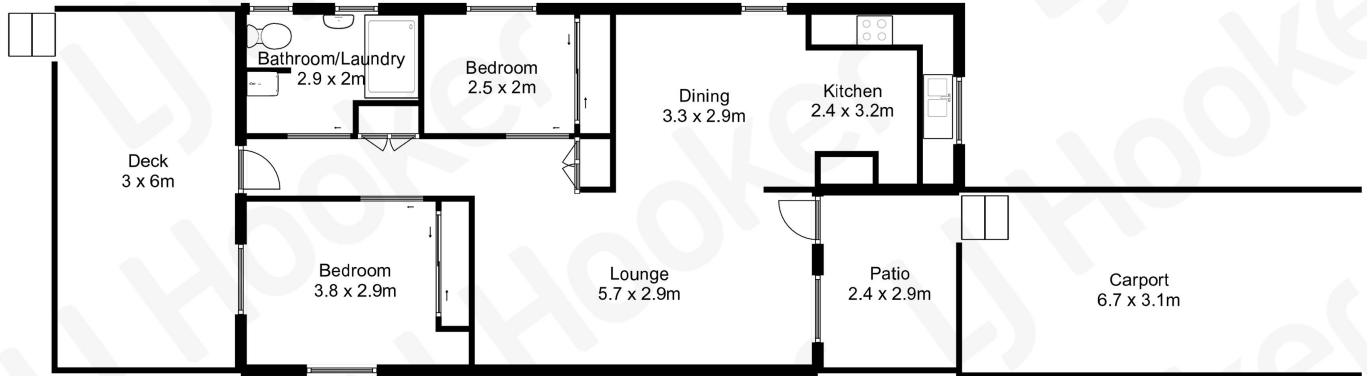
**Karen Van Der Stelt 0413 221 504**

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All measurements are approximate and are intended as a guide only