



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

2 1 1

FOR SALE

\$409,000

VIEW

By Appointment

AGENTS

Karen Van Der Stelt

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AGENCY

LJ Hooker Batemans Bay

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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.



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.

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

MORE DETAILS

Property ID	12UTF8F
Property Type	Unit
Including	Air Conditioning

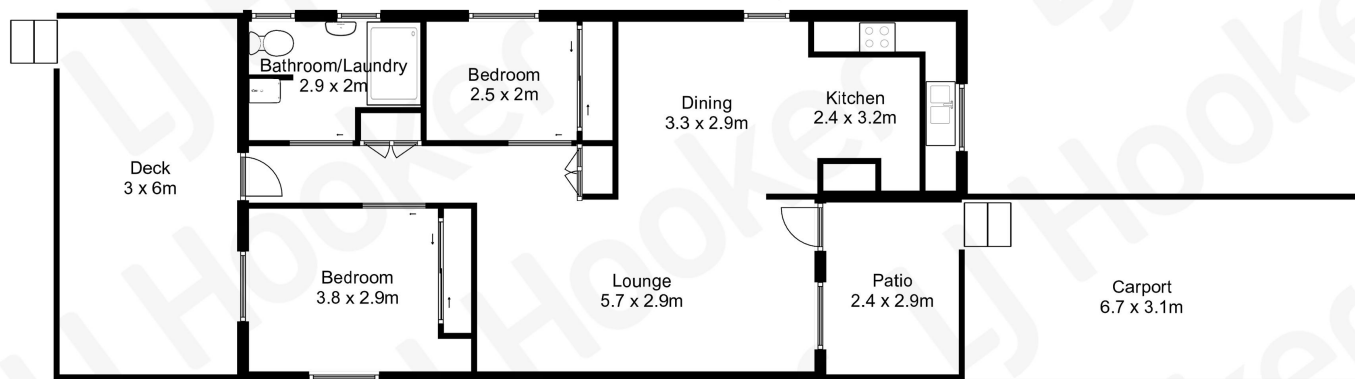
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All measurements are approximate and are intended as a guide only

South Coast Pix
"Beautiful images of spaces and places"