



Tomakin, 127/55 Sunpatch Parade

Great little pet friendly holiday property with access to the Tomaga River!

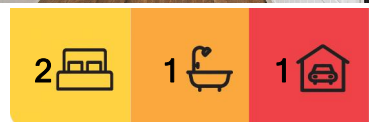
Located in the well regarded 'Ingenia Holiday Park Tomakin' this eclectic 1 bedroom caravan and annexure (room for extra bedding) has everything you need including the nostalgic feel of beach holidays down the coast as a kid. Imagine sitting out the front having a morning coffee, before grabbing the 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 coastal furniture included in the sale, so just bring the Family. The open plan living room has reverse cycle a/c, modern flooring, updated kitchen and bathroom. Bedrooms are on either end of the van to create space and privacy. Gas hot water system, under cabin storage space and two lock up storage sheds to house the scooters and fishing lines. What more could you need?

Set on the banks of the Tomaga River where the fish are always biting, between Batemans



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
\$35,000

View
ljhooker.com.au/128DF8F

Contact
Karen Van Der Stelt
0413 221 504
kvanderstelt.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay
(02) 4472 6455

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 cannot 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	128DF8F
Property Type	Unit

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
kvanderstelt.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



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.

LJ Hooker Batemans Bay
(02) 4472 6455