



## Tomakin, Site 37/55 Sunpatch Parade

Tranquil water views.....watch the kayaks go by!

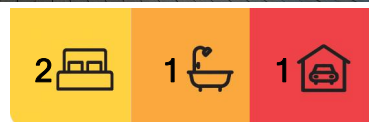
Located in the popular 'Ingenia Holiday Park Tomakin' this spacious 2 bedroom cabin boost not only a great location but views from almost every room. Imagine sitting out the front having a morning coffee, before grabbing the kayak and going for a paddle up the Tomaga River or maybe a spot of fishing?.....Well there is no need to imagine, this could be your reality. Move in ready to enjoy with your family and friends ! (NB: This property is being sold fully furnished)

The living room has reverse cycle a/c, open plan modern spacious kitchen with breakfast bar and dining space. Both bedrooms are a good size and have large built-in robes for hanging space and storage, there is a bathroom with separate toilet/laundry for your convenience.

The front deck runs the full length of the cabin and has lovely water views, perfect for having a chat to other holiday makers while relaxing with a cool beverage.....What more



**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**  
\$189,000

**View**  
[ljhooker.com.au/12ABF8F](http://ljhooker.com.au/12ABF8F)

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**LJ Hooker Batemans Bay**  
**(02) 4472 6455**



could you ask for? 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.

Features include:

- Plenty of under house storage
- Pet friendly
- Resort style pool
- Kids playground
- BBQ facilities
- Boat ramp/fishing
- Kayaks and go karts available for hire
- Site fees of approximately \$687.45/mth 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.

Call Karen to arrange an inspection at your earliest convenience as these never last long on the market !

## More About this Property

Property ID	12ABF8F
Property Type	Unit

**Karen Van Der Stelt 0413 221 504**

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