




Site 37/55 Sunpatch Parade, Tomakin

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## Pet Friendly Holiday Cabin for Sale - Relaxed Coastal Living at Its Best!

**FOR SALE**  
\$199,000

### AGENTS

Karen Van Der Stelt  
0413 221 504  
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### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

Located in the popular Ingenia Holiday Park Tomakin, this spacious 2-bedroom cabin offers more than just a great location, it boasts beautiful river views from almost every room.

Imagine starting your day with a morning coffee on the front deck, followed by a paddle up the stunning Tomaga River or a relaxing spot of fishing. No need to imagine.....This could be your new reality. The cabin is move-in ready and comes fully furnished, perfect for you, your family, and friends to enjoy from day one. (NB: Final furniture may differ slightly, once confirmed during the negotiation process an inventory list will be provided).

Features include:

- Light-filled open plan living area with reverse cycle air conditioning
- Large modern kitchen with breakfast bar and generous dining space

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.



- Two spacious bedrooms, each with large built-in wardrobes
- Well appointed bathroom with separate toilet and laundry
- A full-length front deck with lovely water views, ideal for relaxing with a cool drink and chatting with fellow holidaymakers
- Plenty of under-house storage

Set on the banks of the Tomaga River, where the fish are always biting, this is coastal relaxation at its finest. Ingenia Holidays Tomakin is conveniently located between Batemans Bay and Moruya on the beautiful NSW South Coast and boasts a 4.2-star rating with on-site management.

**Park Facilities Include:**

- Pet-friendly environment
- Resort-style swimming pool
- Kids' playground
- BBQ facilities
- Boat ramp and access to fantastic fishing spots
- Kayak and go-kart hire

**Additional Information:**

Site fees: Approx. \$192.50/week or \$770/month, including water and rubbish disposal (gas and electricity billed separately based on usage)

Usage: Owner-occupied for up to 180 days per year (property cannot be rented or sublet)

- No stamp duty

If you feel like a night off from cooking, simply stroll next door to the newly renovated Tomakin Sports & Social Club for a delicious meal and a drink-or head 570m down the road to Smokey Dan's Bar & Grill and IGA Tomakin for all your essentials.

Only 17 minutes to Batemans Bay, 2 hours to Canberra, and around 3.5 hours to Sydney, this is your perfect coastal escape.

Call Karen today to arrange your private inspection !

## MORE DETAILS

Property ID 12MSF8F  
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**

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