

**127/55 Sunpatch Parade, Tomakin, NSW 2537**



**Unit For Sale**

Saturday, 2 December 2023

127/55 Sunpatch Parade, Tomakin, NSW 2537

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 46 m2**

**Type: Unit**



Karen Van Der Stelt

**\$39,000**

Located in the well regarded 'Ingenia Holiday Park Tomakin' this eclectic 2-bedroom caravan and annexure 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 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 \$586.24/mth (approx. \$147/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.