

40 Sunpatch Parade, Tomakin, NSW 2537



Sold House

Thursday, 24 August 2023

40 Sunpatch Parade, Tomakin, NSW 2537

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 556 m2

Type: House



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\$730,000

This charming cottage is nestled just steps away from a tranquil nature reserve, and park, located within a leisurely stroll from the pristine Tomaga River and the inviting Tomakin Beach. This single-level brick and colourbond home offers both comfort and sustainability. Equipped with a brand-new solar system and rainwater tank, this residence has been thoughtfully updated for energy efficiency, ensuring a reduced environmental footprint. The heart of the home features an open-plan living and dining area, seamlessly flowing into the expansive rear yard through large sliding doors and windows. This harmonious connection to the outdoors creates a seamless blend of indoor and outdoor living spaces. The updated kitchen and bathroom enhance the modern comforts of the home, while the two bedrooms provide a peaceful retreat with their outlook onto the front veranda and the lush bushland reserve. The backyard boasts convenient side access to a double carport and tandem garage, offering ample space for vehicles and storage. Situated on a generously sized lot of land, the fully fenced yard is perfect for your furry companions to roam freely or for a lively game of backyard cricket. Time to embrace the coastal lifestyle you have dreamed of in this enchanting cottage, where comfort, convenience, and natural beauty come together in perfect harmony.

Features: - Open-plan living, dining, and kitchen- Updated kitchen- Reverse cycle Air conditioning- 5.5klw Solar System- Front covered outdoor balcony overlooks the reserve- Off-street parking for two cars; large drive-through carport with tandem garage at the rear- New Garden shed- New Rainwater tank for gardens- Minutes from Tomakin's many pet-friendly beaches, coves, and Tomaga River inlet- Excellent choice of primary and secondary schools nearby- Perfect for holiday home investors, weekend retreat single-level living- Rates: \$3090.23 - Rental Appraisal \$500 to \$550 per week- Land 556m²- UCV \$600,000