

**198/55 Sunpatch Parade, Tomakin, NSW, 2537**



**House For Sale**

Thursday, 21 November 2024

198/55 Sunpatch Parade, Tomakin, NSW, 2537

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Karen Van Der Stelt  
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## Your Perfect Coastal Getaway.....and Pet Friendly !

Located in the popular 'Ingenia Holiday Park, Tomakin' this 2 bedroom cabin is the perfect coastal getaway, ideally situated just 100m to the boat ramp within the park with direct access to the Tomaga River. The undercover deck, spanning the width of the cabin, is the highlight. It's spacious enough to host a comfortable outdoor lounge set, a dining table, and even a hammock or two. Imagine sitting here enjoy your morning coffee, looking at the lagoon before grabbing the kayak and going for a paddle up the river or a spot of fishing.....Well there is no need to imagine this could be your reality. (NB: Furniture can be purchased in the sale if required) so just bring the family, food and fun.

The cabin features a bright and airy air-conditioned living area, large windows and glass sliding doors that flood the space with sunlight. The lounge is perfect for relaxing evenings, while the fully-equipped kitchen is ideal for whipping up meals after a day of exploring. Two comfortable bedrooms (both with built in robes) provide sleeping space for family or friends and the modern bathroom includes all the essentials for a refreshing shower after a day in the sun.

A range of features including:

- Plenty of lockable under cabin storage
- Allocated car space next to the cabin
- Pet friendly
- Resort style pool
- Kids playground
- BBQ facilities
- Boat ramp/fishing
- Site fees of approximately \$665/mth (approx. \$166/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 and must remain unused the remainder of the time
- No stamp duty

This cabin is not just a property it's a lifestyle opportunity in a vibrant community, perfect for creating unforgettable memories. If you're looking for a holiday retreat, this coastal gem is a must-see! Located 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.

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 !

(NB: This cabin will be required to be relocated in the future).