

## 36 River Lane Mannum

### FACILITIES:

- 1 Main Bedroom 1 queen sized bed, ensuite and walk in robe
- 2 Bedrooms with queen sized beds + built in wardrobes.
- 1 Bedroom with 4 single bunk beds and storage.
- 1 Main Central bathroom.
- 1 Laundry /washing machine/dryer/wash trough/ iron+ board.  
(out door clothes line).
- 1 Kitchen            1 Fridge  
                             1 microwave  
                             1 electric oven  
                             Gas cook tops  
                             Lots of bench space
  
- Open Living Space    Dinning area  
                                 Lounging area  
                                 T.V /D.V.D Player / ipod/C.D player  
                                 Indoor games cupboard
- Evaporative Cycle air conditioner.
- 2 x Split systems = heating & cooling.
- Gas heater.
- Combustion wood heater
- Chiminea – used only with heat beads.
- B.B.Q
- Outdoor furniture.
- Rain water tank.
- Drive way parking.
- Boat Ramp.
- Ski boat zone.
- Fishing Jetty.
- Sandy beach area.
- 2 X Outdoor Wheely bins.
- Small walk to community parks & children's play grounds, shops, cafes etc;

### TENANTS REQUIRED TO BRING;

- Food provisions
- Outdoor towels.
- Aeroguard.
- Toiletries.
- Personal First aid items
- Heat beads if want to use chiminea.

### CONDITIONS OF USE;

- No smoking in holiday house.
  - No pets.
  - No tents on lawn.
  - No parking on lawn
  - Occupancy is on the basis of leaving the premises as found.
  - Professional cleaning of more than 2 hours will be deducted from the bond
  - All Rubbish to be placed in bins.
  - All doors and windows to be shut and locked on departure..
  - NO OPEN FIRES ON THE SITE. The chiminea on site may be used with heat beads only.
- Any sign of open fires will result in immediate forfeiture of the bond money in its entirety.