

HOUSE – LOT 7 ECHIDNA DVE, IDYLL ACRES

FACILITIES - Upstairs:

Bedroom 1 (Sleeps 2):

-Queen bed, quilt, pillows, electric blanket, fresh linen supplied -Wardrobe, 2 x bedside drawers -Ceiling fan, evaporative air-conditioning

En-Suite:

-Shower -Separate vanity area-Heater lamp/light-Separate Toilet-All towels, face washers, hand towels, bathmats provided-Toilet paper x 3, shampoo, conditioner, body wash & hand wash provided

Bedroom 2 (Sleeps 2): (4 if own linen supplied for sofa bed) -Queen bed & fold out double sofa bed, quilt, pillows, fresh linen supplied-2 x bedside drawers, 1 x tall boy 4 drawer set-Evaporative air-conditioning-Electric wall panel heater

Bedroom 3 (Sleeps 3):

-Queen bed with single bunk over, quilt, pillows, fresh linen supplied-TV & playstation in TV hutch with games -Evaporative air-conditioning

Bedroom 4 (Sleeps 7): (8 if own linen supplied for 1 trundle) 2 sets of bunk beds (4 singles), 1x Tri Bunk (single on top, double on bottom) & 1 trundle bed (2 singles) quilts, pillows, fresh linen supplied 2 x bedside drawers & 2 x tall boy 4 drawer set-Evaporative air-conditioning-Electric wall panel heater

Bathroom:

-Shower -Separate vanity area-Toilet -Heater lamp/light-All towels, face washers, hand towels, bathmats provided-Toilet paper x 3, shampoo, conditioner, body wash & hand wash provided

Lounge areas:

-Large Plasma Digital TV, DVD player, stereo/CD player, iPod Dock, -Evaporative air-conditioning, electric wall panel heating-Large Corner Leather Modular 8 seater lounge & bean bags-4 x Walky Talkys

Kitchen:

-Sink, Dishwasher, Upright Electric Stove x 4 burner, Microwave-Fridge/Freezer, Toaster, Electric kettle, Coffee maker-Crockery, Cutlery, Cookware, Cooking Utensils, Glasses-4 breakfast bar sit up stools-Tea towels, dishwashing liquid

Walk In Pantry:

-Huge shelving areas for food/storage etc-Iron and Ironing Board-Ducted Vacuum system-HWS housed -Drinking water provided on top of HWS in Walk In Pantry

Balcony:

-Outdoor setting - seats 12 people-Large flat top BBQ with gas bottle • Undercover Entertaining area:-Table tennis table, dart board (BYO Darts)-Weber with gas bottle- Outdoor Heater Outdoor setting, deck chairs, sun lounges, sun shade

Laundry:

Washing machine, wash trough

Washing liquid provided

-2 fridges (to be turned on when arrive & turned off when departing) Toilet Toilet rolls x 3 & hand wash provided

Outside area:

-Clothes line & pegs-Netball ring-Trampoline -Fire Pit & fire wood provided (Can be used when not a total fire ban)-Flag Pole (BYO Flag)-Jetty-Public Boat Ramp located about 200m to the left of the property DVDS, CDs, Playstation Games (Due to the variation in TV reception in extreme weather, we recommend guests bring a selection of their favorite DVD's.) Swimming towels There are no phones at the property – some mobile carriers have reception (Telstra does) Aeroguard Sun Tan Lotion Deck chairs Food & drinks including tea, coffee, sugar, oil, salt & pepper etc Paper towel, toilet paper, serviettes, foil, glad wrap etc 3 toilet rolls per toilet are supplied Personal toiletries Ski boat, Jet ski, life jackets etc Ski gear (ski's, wetsuits, lifejackets etc) Fishing rods

SKI/WAKEBOARD BOAT HIRE:

A ski/wakeboard boat, all equipment and driver is available for hire. Contact River Shack Rentals on 0447 263 549 for more information.

Please respect our neighbours – we want you to enjoy your time but you need to be considerate of our neighbours in relation to parking and noise level. Any excess noise will be reported to police and you will be asked to leave.

The number of people listed on the application to be staying at the property is the number to stay. If excess numbers are at the property you will be asked to leave with no refund of money.

NO PETS. No smoking in upstairs areas. Please ensure that any outdoor chairs taken to the water front be returned to the downstairs outdoor area. No tents or campers, or caravans No Tie Downs on front lawns as have underground Sub-Surface watering system No vehicles on lawned areas Maximum occupancy is 15 people. Houseboats are not to be moored at the property. Occupancy is on the basis of leaving the premises in a clean and tidy state -as found. All breakages and damages must be paid for. Maintenance - if in the course of your stay should you have a service malfunction, please contact River Shack Rentals on 0447263 549 Security - when leaving please ensure all windows, doors, roller doors, and gates are locked Please remember to turn off evaporative air-conditioner & ceiling fans on departure. All rubbish to be taken to council bins located at top of steep road LHS All 10c deposit cans/bottles to be left in green recycle bin on property –Thank You All bedding, linen & towels provided. All shampoo, conditioner, body wash, hand wash provided. All washing liquid provided 3 Toilet rolls per 3 toilets provided (9 rolls in total)The township of Morgan is only a 10 minute car ride to the left of the main entrance which has an IGA Supermarket, several deli's, petrol stations with gas bottle refill, 2 pubs, takeaway food outlets, hardware store, post office & bakeryThe township of Waikerie is only a 30 minute car ride to the left of the main entrance which has many facilities including a hospital and a huge Woolworth's, surf shop, toy shop, many bakeries, pubs etc etc & a Great Chocolate Shop Cafe – for you chocolate lovers !!!! Mud Map attached for directions

- *MOST IMPORTANTLY – ENJOY
YOUR TIME IN OUR “SLICE OF
PARADISE” !!!!!!*