

# River Shack Rentals

**SHACK: 1 MURRAY TERRACE COWIRRA (VIA MANNUM)**



**FACILITIES - upstairs:**

- **Bedroom 1:** - Queen Size Bed
  - Built in wardrobe
  - Side chests
  - Chest of drawers
  - Evaporative air-conditioning
  - Clock radio
  
- **Bedroom 2:** - Queen Size Bed
  - Built in wardrobe
  - Dressing table
  - Evaporative air-conditioning
  
- **Bathroom:** - Shower
  - Toilet
  - Hand Basin
  
- **Kitchen:** - Sink, Up-right electric stove x 4 burner, Microwave
  - Fridge/Freezer, Toaster, Electric Kettle, Coffee Maker
  - Crockery, Cutlery, Cookware, Cooking utensils, Glasses
  - Tea towels, Dishwashing liquid
  
- **Dining:** - Round dining Table with 6 chairs
  - Bar Stools x 2
  
- **Lounge:** - Digital TV, DVD Player, Stereo/IPOD player
  - Combustion fire
  - 2 Seater and 3 Seater Leather Lounge
  - Reverse Cycle Air-conditioner
  - Ceiling Fan
  - Storage cabinet

- Balcony :
  - Glass Table
  - 6 outdoor chairs (two with foot stools)
  - Ceiling Fans and blinds
  - Hooded BBQ
  - Fold out Couch

FACILITIES - downstairs:

- Bedroom 3: - double Bed
  - Side table
- Bedroom 4: - 2x Bunk Beds (sleeps 4pax)
  - 4 lounge chairs
  - television
- Lounge Room:- 3 seater and 2 single seater lounge (with fold out double bed)
  - Digital TV, DVD/Video player
  - Coffee Tables
  - Wii Game Consol, PS2 Game Consol and assorted games
  - IPOD Stereo
  - Variety of board games
  - Fridge
  - pool table
- Bathroom: - Shower
  - Hand basin
- Laundry: - Front loader washing machine
  - Wash basin
  - Toilet
- Outdoor:
  - Trestle table
  - Variety of fold out chairs
  - wooden table with side pews
  - 4 burner hooded BBQ
  - Basketball ring
  - 2 undercover car parks
  - Washing line (with pegs)
  - Private Jetty

#### TENANTS REQUIRED TO BRING

- DVD's (some provided)
- All linen including sheets, pillows, quilts, towels and swimming towels
- Aeroguard
- Sun tan lotion
- Deck chairs
- Food, drinks including coffee, tea sugar, oil, salt/pepper etc
- Paper towels, serviettes, foil, gladwrap etc
- Shampoo, conditioner, soap and other personal toiletries

#### CONDITIONS OF USE

- Pet friendly on a case by case basis – fully fenced property.
- No smoking within the house
- No fires permitted except within the combustion heater upstairs. Fire place to be cleaned after use
- No tents, campers or caravans
- No vehicles on lawn areas
- Maximum occupancy 6 adults and 4 children
- No houseboats to be moored at property
- Occupancy on the basis of leaving premises as is in a clean and tidy state
- All breakages must be paid for
- Maintenance - if in the course of your stay or should you have a service malfunction, please contact the owners on 0429 488 427
- Security - when leaving please ensure all windows, doors, and gates are locked/shut.
- All rubbish to be placed in the council provided bin.
- No access provided to garage
- Owner's personal assets including boat and row boat to be not be used or interfered with.
- Spa bath available by arrangement
- Locked pantry for owners own use and not to be utilised

#### THINGS TO KNOW ABOUT THE HOUSE

- Internal water to the house is rain water (except for toilets), please conserve the water so all can enjoy it. Remaining water is piped from the river
- Gardens/Lawns are self-watered on a timer system. Please do not interfere, turn off or change watering system
- Should alarm be heard near septic tank at the rear of the property or flashing orange light be activated near rear septic tank please contact owner on 0488939778 who will arrange the emptying of septic
- As house is connected into a septic system no objects other than toilet paper to be flushed down the toilets
- Rubbish collection is 7.30am on Tuesday mornings. Please leave bin out the night before or on departure from the property.

- Quality boat ramp is available at Bolto Reserve (other side of ferry landing) Local caravan park provides gas re-fills and some basics.
- House surrounded by permanent residences whose owners are aware of all rules attaching to the renting of this property.
- No interference with owner's boats or other items stored on property.