

## **Holiday House at Lot 67 Brenda Park Morgan**

### **Facilities Upstairs**

Main bedroom- Queen sized bed, reverse cycle air conditioner, overlooking the river with a sliding door opening to a large balcony.  
Second bedroom - Double bed and single bed, ceiling fan, overlooking the river.  
Third bedroom- Double bed, air conditioner.  
Bunk area- Two bunk beds with two trundles, sleeps six, ceiling fan.  
Lounge, dining, games area- Large room with dining table and chairs, TV, DVD, Video, CD player, reverse cycle air conditioner, overlooking the river, opening to a large balcony.  
Bathroom- Modern shower toilet and vanity unit.

### **Facilities downstairs**

Fourth bedroom- Lounge folds out to a double bed. Overlooking the river. This room can also be used for playstation etc as it has a TV.  
Kitchen- Fully equipped with crockery, cooking utensils and cutlery, dishwasher, double sink with mixer tap, large fridge/freezer, bar fridge, oven, hotplates, bread maker, sandwich maker, toaster, kettle, vertical grill, electric frypan, rice cooker, TV, stereo. Tenant is required to bring drinking water  
Overlooking the river. Shower and toilet.  
Laundry- Modern washing machine with trough.  
Linen supplied if needed. (laundrying fee charged).  
Cleaner available from Morgan if required.

### **Outside**

Balconies front and back for use during any weather conditions.  
Outdoor setting with large table and extra chairs. TV, BBQ, clothes line.  
Water proof carpets to put on the bank and into the water for boats. Large lawn area at the front for river viewing. Large block, approx 2000 sq metres. Areas for fires when appropriate.

### **The River**

Boat ramp approx 200m upriver.  
Wide part of the river.  
Excellent water levels, due to being upriver from lock 1.  
Many bends in the river, providing flat water with different wind directions.  
Brenda park is not too crowded as there are no public ski areas or ramps, and shacks only on one side of the river.

### **The surrounding area**

There are extensive 4 wheel drive and motorbike tracks near Brenda Park.  
Morgan is about 5km from Brenda Park.  
Morgan has 2 hotels, takeaway stores, bakery, supermarket, hardware store, general store and two petrol stations, providing almost any needs.