

109 ROB LOXTON ROAD, WALKER FLAT



0447 263 549



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PROPERTY INFORMATION SHEET

BEDROOMS - SLEEPS 10

(All rooms contain quilts and blanket)

- Bedroom 1 sleeps 2 – Queen Bed with River views
- Bedroom 2 sleeps 2 - 2 Single Beds
- Bedroom 3 sleeps 2 – Queen Bed
- Bedroom 4 sleeps 4 – **Downstairs** - Queen bed and bunk bed





KITCHEN

- Sink, dishwasher, electric cook top, microwave oven, Oven, 1x Fridge/Freezer, toaster, kettle, crockery cutlery, cookware, cooking utensils, glasses, dishwashing liquid, limited dishwasher tablets, air-conditioned,

DINING

- Table to seat 8.

BATHROOM

- Shower, vanity area and toilet.



DOWNSTAIRS

- Bedroom to sleep 4(as per above), lounge, TV, bathroom with toilet, kitchen bench, kettle, toaster, fridge / freezer.

OUTDOOR AREA

- BBQ, outdoor seating with chairs, jetty (only 1 water vessel)

LOUNGE

- Digital TV, coffee table, 2 lounges, air conditioning.

Laundry

- Washing machine 7 wash trough

TENANTS REQUIRED TO BRING

- DVDs, CDs, Swimming towels, Aeroguard, suntan lotion, food & drinks including tea, coffee, sugar, oil, salt & pepper, paper towels, serviettes, foil, gladwrap, shampoo, conditioner, soap, tissues



THINGS TO KNOW ABOUT THE HOUSE

- All bedding - sheets, pillows, towels to be supplied by guest
 - Keys are to be collect from Mannum.

Walker Flat store is about 5 minutes away by car for deli supplies, petrol station, takeaway food outlet, basic hardware and liquor supplies

- Mannum is about 25 minutes away for supermarkets, hotels, museums etc.
- Please note the boat ramp is not suitable for launching or retrieving boats – please use the public ramp up stream of the ferry

CONDITIONS OF USE

- Strictly no pets
 - No smoking
- No tents or campers, or caravans
 - Only 1 water vessel
- Maximum occupancy is 10 people only including day visitors -exceeding this limit at any time will mean immediate forfeit of bond.
- 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.
- Security - when leaving please ensure all windows, doors, & gates are locked & all lights, air-conditioning units are turned off
 - All rubbish to put in wheelie bin when leaving

