

# 17 PELLARING LANE, PELLARING FLAT

VIA MANNUM



0447 263 549



[17 Pellaring Lane, Pellaring Flat](#)

## PROPERTY INFORMATION SHEET

### BEDROOMS - SLEEPS 13

(All bedrooms are made with Quilts, Pillows, Fresh bed linen, spare blankets and hot water bottles with covers)

- Bedroom 1 sleeps 2 – Queen Bed, with river views and ceiling fan
- Bedroom 2 sleeps 2 – Queen Bed, ceiling fan
- Bedroom 3 sleeps 3 – Tri Bunk, pedestal fan and toy box
- Bedroom 4 sleeps 2 – Queen Bed and ceiling fan
- Bedroom 5 (downstairs) sleeps 2 - Queen Bed and ceiling fan
- Bedroom 6 (downstairs) sleeps 2 - 2xSingle Beds and ceiling fan





### **BATHROOMS (TWO AND A HALF)**

- Main bathroom; Shower, toilet, vanity, hair dryer, shampoo/ conditioner/ shower gel, antibacterial hand wash and 3 rolls of toilet paper. Bath & 'beach' towels are provided [in vanity cupboards].
- Bathroom Two (Downstairs) Shower, toilet, vanity, hair dryer, shampoo/ conditioner/ shower gel, antibacterial hand wash and 3 rolls of toilet paper. Bath & 'beach' towels are provided [in vanity cupboards].
- Half bath (outside on riverside of shack); toilet and handbasin and 3 rolls of toilet paper

### **DINING**

- Dining table with 10 chairs, 4 bar stools inside, large outdoor table & chairs on the deck.

### **TENANTS REQUIRED TO BRING**

- Aeroguard, sunscreen, food & drinks.



### **KITCHEN**

- Sink, dishwasher, electric 4 burner cook top, oven, microwave oven, fridge/ freezer, 4 slice toaster, kettle, crockery, cutlery, cookware, cooking utensils, glasses, tea towels, dishwashing liquid, dishwasher tablets, tea towels, pod coffee machine (Nescafe Gusto). Sauce, oil, basic herbs, salt & pepper, many flavours of tea & coffee, 200ml of milk, 10L spring water, Vegemite, antibacterial hand wash, hand sanitiser, Glen 20 spray, Glad Wrap, Alfoil, fly spray and mozzie coils.

### **LOUNGE / LIVING AREA**

- TV, DVD player, 8 seater modular lounge, air conditioning, games, cards, books etc, tissues.

### **DOWNSTAIRS LOUNGE / LIVING AREA**

- Kitchenette with sink, fridge, microwave, 200ml milk, tea & coffee, sugar, toaster, kettle, air fryer and crockery and cutlery for 4.  
2x2 seater lounges, TV, split system air conditioning



### OUTDOOR AREA

- BBQ, pizza oven, gas bottle, Dining table with 10 chairs, fridge, outdoor tables and chairs, BBQ tools, fire pit, selection of sports gear



### Laundry (downstairs)

Washing machine, powder, fabric softener and sink

### WATERFRONT

- Private jetty
- Available for hire; 2x Single fishing kayaks - \$100 each for 2 days.

### THINGS TO KNOW ABOUT THE HOUSE

- Air-conditioned
- All bedding, linen and towels provided
- Boat ramp 700m away
- Mannum is about 10 minutes away by car for: Supermarkets, bakeries, deli's, petrol stations, takeaway food outlets, pubs, hardware, chemist, hairdressers, dentist, doctors and hospital.



## CONDITIONS OF USE

- Pets are welcome but strictly no pets inside.
  - No smoking inside.
- Please make sure to turn the gas off at the bottle after use.
- Maximum occupancy inside is 13 people. Tents, campers, caravans by approval- \$20 per extra person/ night.
- All rubbish to put in wheelie bin when leaving.
  - All damages must be paid for.
- Information about house rules, shops, doctor/ dentist, local eateries and things to do in the local area can be found in the information book in the lounge room.
  - Fires allowed in fire bin only, please bring your own wood. You are welcome to move the fire bin to the paved square outside of the gates if you prefer (it will be safer for children the following day.)
  - Please respect the speed limit [10km/h] along Pellaring Lane.
    - Absolutely no houseboats tied to the jetty.
- Occupancy is on the basis that the property is to be left clean, damage free and with all items remaining
  - Upon departure all windows are to be closed, ensure all power is switched off, all doors are secure and gate is locked

