

38 GREENBANKS DRIVE, SUNNYSIDE



0447 263 549



[38 GreenBanks Drive](#)

PROPERTY INFORMATION SHEET

BEDROOMS - SLEEPS 6

(All rooms include quilts and covers, pillows and cases and sheets)

- Bedroom 1 sleeps 2 – Queen bed, TV and fan
- Bedroom 2 sleeps 4 - 2x Bunk beds and fan

KITCHEN / DINING

• Sink, Dishwasher, Electric 4 burner stove, oven, Microwave, Fridge/Freezer, Toaster, Electric kettle, Sandwich maker, Crockery, Cutlery, Cookware, Cooking Utensils, Glasses, Tea towels, dishwashing liquid, dishwasher tablets provided, fire extinguisher & fire blanket.





DINING

- Dining table, 6 dining chairs.

LOUNGE

- TV, DVD player, Books, Games, Reverse cycle air-conditioner, 1x 2 seater lounge, 1x 3 seater lounge, 1x corner seater lounge, UE Boom Bluetooth Speaker, WIFI. Smoke and carbon monoxide detector & alarm.

OUTDOOR AREAS

- Outdoor dining setting seats 6 people, 2 x Sun lounges, 2 x outdoor folding recliner chairs, 6 x outdoor dining chairs, 2 lounge chairs for veranda, Clothes drying rack, Drinking water container with tap (15 liters) Cold drinking water container in refrigerator (5 liters). Property is fenced, pets welcome but must be approved by owners. • Parking for 2 vehicles only at back of house. Boat trailer can be left at boat ramp.



BATHROOM

- Shower, Vanity area, Toilet, Hand towel, bathmats.

WATERFRONT

- Private jetty – shared with neighbour. Moor vessels on upstream side of jetty
- Mooring ropes provided
- Green navigation light and jetty lights illuminate automatically at sunset and go off at sunrise. Please do not tie anything to green light bollard as it is not load bearing
- Only 1 Ski boat permitted, mooring upstream side of shared jetty. No Jetskis please.
- Please read the River Murray Boating & Recreational Advisory Group Code of Conduct:
<https://www.facebook.com/RM-BRAG/photos/rmbrag-code-of-conduct-behaviour-and-etiquette-for-a-safe-day-on-the-water-murra/992034520878297/>



THINGS TO KNOW ABOUT THE PROPERTY

- Tenants Required to bring: Life Jackets (there are 2 children and 2 adults life jackets provided. Children under 14 and non-swimmers not permitted on jetty without life jackets), Drinking water (15 Liters provided. Guests will need to bring extra drinking water. River water suitable for cooking but not drinking.), DVDS and CDS (some DVD's provided), Swimming towels, Aeroguard, Sun Tan Lotion, Food & drinks including tea, coffee, sugar, oil, salt & pepper etc, Paper towel, serviettes, foil, gladwrap etc, Shampoo, conditioner, body wash/soap, tissues & other personal toiletries.
 - There are 2x portable fans available for use.
 - The owner is often next door.

CONDITIONS OF USE

- Pets permitted in fenced area with prior approval from landlord only – must be able to not bark or cause nuisance to neighbours. All droppings to be bagged and taken to Sunnyside reserve Bins
 - No external sound systems permitted.
- No smoking inside (Cleaning fee of \$300 will apply if smoking has taken place inside)
- Fires permitted outside the designated Fire Danger Season in the outdoor brazier only. please bring own wood and firelighters
- All rubbish to be taken to Sunnyside Reserve (600meters East, upstream) there is no kerbside pickup at Greenbanks. Recycle bins are at Sunnyside Reserve also
 - No tents or campers, or caravans
 - No vehicles on lawned areas
- Maximum occupancy is 6 people only - Should you wish to have day visitors please check when booking.

Houseboats are not to be moored at the property



CONDITIONS OF USE - CONTINUED

- Only 1 Ski boat permitted, mooring upstream side of shared jetty. No Jetskis please.
 - Area is a neighborhood friendly area.
 - Please be mindful of noise and behaviors. No noise after 10pm Any neighbor complaints will result in loss of bond.
 - No parties.
- Vessel to be operated in accordance with SA Regulations (Marine Safety Handbook is in the shack) and the RMGRAG Code of Conduct
 - **Please do not operate boats with large wake along the Sunnyside, Greenbanks, Willow Banks areas due to bank erosion issues and damage to moored boats**
 - **Wakesurfing (large wake) areas are upstream from Sunnyside Reserve where there are reeds and willows to absorb wash- Neighbours are sensitive to this issue**
- Occupancy is on the basis of leaving the premises in a clean and tidy state - as found.
 - No bait or fishing materials to be left on the jetty. Carp are a designated pest and cannot be put back in the river. Please bag dead fish and place in bin at Sunnyside Reserve
 - Jetty must be left clean
- Maintenance – if during your stay you have a service malfunction please phone River Shack Rentals on 0447 263 549

