

LAKE BYWATER COTTAGE

4819 ANGAS VALLEY ROAD, WALKER FLAT



0447 263 549



[Lake Bywater Cottage](#)

PROPERTY INFORMATION SHEET

BEDROOMS

(All bedrooms provide Quilts, pillows, blankets and sheets.)

Bedroom 1 sleeps 2 – Queen bed (room has ceiling fan)

Bedroom 2 sleeps 5 – Double bed and Tri Bunk Bedroom 3

sleeps 2 – Queen bed (room has ceiling fan)



INTERNAL

Ducted Heating / air conditioning throughout

All linen provided

WI-FI

Safety lighting if blackout occurs





KITCHEN

Dishwasher, full sized fridge/freezer, microwave, oven, ceramic cooktop, cutlery, crockery and glassware, cookware and utensils, Nespresso Pod machine (pods will be supplied), Pantry inclusions (salt/pepper, sauces, oil, cling film, baking paper, aluminum foil, paper towel, herbs and spices, tea, butter, breakfast condiments, etc), First Aid kit, fire blanket and extinguisher.

LIVING / DINING

Spacious area to relax, dine and enjoy the views!
Dining table with seating for 6-8, 3 seat lounge suite and 2 recliners, music speaker, board games.

LOUNGE ROOM

Located off the main living / dining area.
Smart TV 65" with Foxtel and Netflix. 3 seater sofa bed (suitable for two people) Ornate fireplace (currently not in commission)

BATHROOM

Two person spa, shower, separate toilet, separate vanity area, hairdryer, consumables (e.g. Handwash, toilet paper, complimentary mini toiletries etc)

LAUNDRY

Washing machine (powder provided), pegs, Iron and ironing board, vacuum cleaner, clothes drying rack.



RUMPUS ROOM

Pool table, table tennis, dart board and darts, Nintendo Wii console and a selection of games, board games, bar, fridge, Smart TV, clothes dryer, stereo with mobile phone connector, 2 sofas, Infrared heating, Evaporative air conditioning, Lawn games.

OUTDOOR ENTERTAINING AND ACTIVITIES

Large BBQ and 2 charcoal Webbers, Dining table with seating for 8, secure backyard, 2 single kayaks and paddles (please bring own lifejackets - some provided but can not guarantee sizing), 2 standup paddle boards and paddles, walking trails, water frontage with direct access for fishing and swimming, boat landing (boats can be launched at the Boat Ramp near Walker Flat ferry), Fire pit (guests are to supply their own wood - this is available from Walker Flat General Store, Hardware shop in Mannum, or Service Station in Mannum during non-fire ban periods).



CONDITIONS OF USE

Upon booking, guests agree to the following conditions of use:

- Maximum occupancy of 11 guests. This includes day visitors unless discussed prior to your stay.
 - Pets by negotiation. An extra cost may be applied.
- No smoking inside the home or rumpus room. If you choose to smoke outdoors, please remove all cigarette butts
 - No trespassing on to neighbouring properties.
- Guests must park in the designated parking areas. Vehicles are not permitted on the lawned areas.
 - Fires are permitted in the fire pit only and are subject to CFS regulations including Fire Danger Season dates. All fires must be extinguished when unattended.
 - No Tents, campers and caravans
 - Houseboats are not to be moored at the property.
- Boats must be launched away from the property. The nearest boat ramp is next to the Walker Flat ferry.
- For security reasons, please ensure all windows and doors are closed and locked with lights, air-conditioning/heating units switched off.
- Occupancy is on the basis of leaving the premises as it was found - in a clean and tidy state.
 - All breakages and damages must be reported and paid for.
- All rubbish to be placed in the relevant wheelie bin and, upon departure, the bin should be placed on the Cottage side of the road.
- Maintenance - if during your stay you have a service malfunction, please phone the property manager, River Shack Rentals on 0447 263 549.

Furthermore, all guests, including parents and legal guardians of minors, agree to abide by the rules and associated Indemnity Waiver in relation to water activities and equipment use.

It is also recommended that guests read the [South Australian Boating Safety Handbook](#) For further clarification on these conditions, please contact the property managers River Shack Rentals on 0447 263 549.

THINGS TO KNOW ABOUT THE HOUSE

- The property runs on rain water which is suitable for drinking, cooking and bathing
 - Walker flat General Store is located next to the Cottage and has petrol/diesel/premium, groceries, take away food, other sundries and a liquor store
 - Boats can be launched at the boat ramp near Walker flat ferry with fuel available from Walker Flat Riverfront Store (next to ferry) or Walker Flat General Store
 - Guests are required to supply food, beverages, toiletries, eskies, etc.
- The property has good mobile phone coverage with Telstra. Optus coverage is limited in some areas. Wifi available throughout the Cottage and Rumpus Room

Lake Bywater Cottage – Use of Water Activity Equipment Acknowledgement Of Risk Form Including Waiver, Release & Indemnity for All Guests included in the Accommodation Booking

This is an important document which has been made available to you at the time of booking, on the Business website and also a hard copy is available at the Cottage. It affects your legal rights and obligations, and it should be read in conjunction with the Lake Bywater Cottage Conditions of Hire. Read it carefully and ensure you understand the content. If you have any questions, please ask a representative of the accommodation to clarify for you. It is assumed that once you take occupancy of Lake Bywater Cottage, you have read, understood and will adhere to this document.

**The Business: Lake Bywater Cottage ABN: 41 551 521 584
4819 Angas Valley Road, Walker Flat, SA, 5238.**

The Activity: Use of water activity equipment including kayaks and life vests, and swimming

The Risks of the Activity:

Such risks are, but are not limited to: cuts and stings, sunburn, hyperthermia, hypothermia, dehydration, sea sickness, exhaustion, fear and anxiety, tidal affects, adverse weather effects, adverse wildlife contact, loss of personal equipment, impact injuries, collision with other vessels, lightning strikes, near drowning, drowning and death.

ACKNOWLEDGEMENT

I acknowledge that:

1. I am a guest at Lake Bywater Cottage, whether I have paid for the accommodation or not.
2. I am being supplied with the use of equipment by the Business.
3. The activity is a recreational activity which involves a risk of physical harm.
4. I may be injured in performing the Activity.
5. My personal property may be lost, damaged or destroyed in performing the Activity.
6. Other people may cause me injury or may damage my property in participating in the Activity.
7. I may cause injury to other persons or damage their property in performing the Activity.
8. The natural conditions in which the Activity is conducted may vary without warning.
9. My participation in the activity is voluntary.
10. Any pre-existing medical or other condition that may affect the risk that either I or any other person will suffer injury, loss or damage is not the legal responsibility of the Business.
11. I am aware of the dangers associated with the consumption of alcohol mind altering substance, drug or other substance which may impair my judgement or physical ability or capacity to safely participate in the Activity.
12. I accept full responsibility for any injury loss or damage associated with my consumption of alcohol, mind altering substance, drug or other substance which impairs my judgement, physical ability or capacity to safely participate in the Activity.
13. I have not relied upon any advice, representations or inducements by or on behalf of the Business in deciding to participate in the Activity.
14. I agree to supervise children in my care who participate in any water activities and will not hold the Business responsible for any injury, loss or damage as a result of such Activity

WAIVER, RELEASE AND INDEMNITY

1. I agree to release and hold harmless the Business its servants, employees and agents from and against any liability arising out of any injury, loss, damage or death caused to me or my property, any child/children in my care or any other person arising from or in connection with my participation in the Activity whether such injury, loss, damage or death was caused directly or indirectly by negligence, breach of contract or any way whatsoever other than where the injury, loss, damage or death was caused solely by the negligence of the Business, its servants, employees or agents.
2. I agree to indemnify and hold harmless the Business, its servants, employees and agents from all claims, damages, losses, injuries and expenses arising out of or resulting from my participation in the Activity. This indemnification extends to all claims made by any other person against the Business, its servants, employees or agents in respect of any injury, loss or damage arising out of or in connection with my participation in the Activity, other than where the injury, loss, damage or death was caused solely by the negligence of the Business its servants, employees or agents.
3. I agree to comply with all rules and directions made or given by the Business in connection with the Activity.
4. I understand that if I fail to comply with the rules and/or direction of the Business, I, or child/children in my care, may be injured or may injure someone else.
5. I agree to report all accidents, injuries or loss or damage sustained by me to the Business before I leave the site on which the Activity is performed.
6. I agree that if I suffer any injury or illness that the Business may provide or arrange evacuation, first aid and medical treatment at my expense.

AGREEMENT FOR USE:

The user agrees to limit his/her/their use of the goods to the usual limits of the equipment and to obey all reasonable instructions given by the owner.

In the event that the Activity equipment is not returned or is removed from the property, the guest agrees to pay a replacement fee at the rate of reasonable market value.

