

BELLA ON THE RIVER

9 VICTORIA STREET, SWAN REACH



0447 263 549



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PROPERTY INFORMATION SHEET

BEDROOMS - SLEEPS 11

(All with quilts and pillows included)

- Bedroom 1 sleeps 2 – Queen bed with river views, 65inch TV & Couch
- Bedroom 2 sleeps 3 – Queen bed and small trundle
- Bedroom 3 sleeps 6 – Queen bed, and 2 sets of bunks

KITCHEN

- Fridge/Freezer, Toaster, Electric Kettle, Coffee Machine (Nespresso), microwave, oven and cooktop (Electric), tea towels, pots, pans and frypans, cooking utensils, cutlery, crockery, glassware, dishwasher and tablets, chopping boards, water filter tap.





THINGS TO KNOW ABOUT THE HOUSE

- House suitable for dogs (outside only). And is fully fenced
- Fully ducted reverse cycle air conditioning
- House is less than 100m from Swan Reach Hotel and Swan Reach Take-away shop. Swan Reach also has small supermarket open 8-6pm every day, located less than 400m from house.

BATHROOM

- Shower, bath, vanity area, toilet

DINING

- Dining table with 6 chairs

LAUNDRY

- Washing machine & dryer

BALCONY

- Outdoor dining with 6 chairs, 4 burner BBQ (Gas supplied), Lounge and ottoman, coffee table and 2x additional outdoor chairs

OUTSIDE

- Ski beach and Boat can be easily parked on soft banks out the front. Fully fenced yard suitable for young children and dogs. Boat ramp is 80m south with swimming beach, park and barbeques.
- Fire pit – please bring your own firewood.

TENANTS REQUIRED TO BRING

- Towels, bed sheets (top and bottom), pillowcases.
- DVDs, CDs, Aeroguard, suntan lotion, food & drinks including tea, coffee, sugar, oil, salt & pepper, paper towels, serviettes, foil, gladwrap, shampoo, conditioner, soap, tissues

LOUNGE

- 2 x 3 seater leather lounges, 1x single seat arm chair recliner, 85inch TV and soundbar board large coffee table and board games



CONDITIONS OF USE

- Pets allowed - outside only and all droppings to be picked up.
 - No smoking inside, no use of Garage.
 - No tents, campers or caravans on lawns
- 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
- Fires are allowed in the fire pit only and is subject to current CFS regulations – fire must be extinguished when unattended.

