

240 MORPHETT FLAT ROAD, MORGAN



0447 263 549



[240 Morphett Flat Road](#)

PROPERTY INFORMATION SHEET

BEDROOMS - SLEEPS 14 (MAX 10 ADULTS)

(All rooms include quilts and pillows)

- Bedroom 1 sleeps 3 – Queen Bed and single bed.
- Bedroom 2 sleeps 3 - Tri Bunk (Double on bottom, single on top)
- Bedroom 3 sleeps 3 - Tri Bunk (Double on bottom, single on top)
- Bedroom 4 sleeps 6 - 2x Tri Bunk (Double on bottom, single on top)

Note: Tenants required to bring top & bottom sheets, and pillow cases.





KITCHEN

- Sink, Microwave, Fridge/Freezer, Electric Hotplates, Toaster, Kettle, crockery, cutlery, cookware, cooking utensils, glasses (no oven) • Tenants are required to bring tea towels, all food & drinks including tea, coffee, salt & pepper, paper towels, foil, gladwrap, serviettes and rubbish bags

DINING / LIVING AREA

- Table & 8 chairs.

LOUNGE

- TV, Air Conditioner.

BATHROOM

- Shower and Toilet upstairs additional toilet in laundry
- Note: tenants required to bring; all toweling, personal toiletries, tissues and toilet paper.

BALCONY FRONT

- Outdoor table, with 10 chairs.
- High table & 4 chairs.



LAUNDRY

- Washing machine (please be mindful of water usage as the house is running on rainwater.
- Vanity and Toilet.

OUTSIDE

- Fire pit (out the back, to be used where situated & supply your own wood)
 - Extensive Lawn
 - Fridge downstairs
- Fishing gear and shrimp nets
 - Trolley's x 2
 - Plastic Chairs x 20
 - Clothes line
- 3 Burner Ziegler & Brown BBQ
- Charcoal Weber - please bring own beads
- (please do not use the BBQ's on the upstairs balcony)

RIVER FRONTAGE

- Jetty, Ski Beach and Boat Ramp.



THINGS TO KNOW ABOUT THE PROPERTY

- Rainwater to entire house
- There are ducted reverse cycle air-conditioner please turn off during the day if not required
 - Bedroom 1 has separate reverse cycle air conditioner
- Supermarkets, deli's, petrol stations, takeaway food outlets, hardware and bakeries located at Morgan township approximately 10 minutes drive





CONDITIONS OF USE

- Strictly no Pets
 - No smoking in upstairs area
- Fire allowed in fire pit only subject to current CFS regulations (Fire must be extinguished when unattended)
 - No tents or campers, or caravans
 - No vehicles on lawned areas
 - Maximum occupancy is 15 people only
 - Houseboats are not be moored at the property
- Occupancy is on the basis of leaving the premises in a clean and tidy state - as found.
 - All dishes need to be washed and put away 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 and fans are turned off
 - No trespassing onto neighbouring properties
- All rubbish to put in wheelie bin and placed on shack side of road when leaving (Thursday is bin pickup day)
- Maintenance – if during your stay you have a service malfunction please phone river shack rentals on 0447 263 549

