

66 RIVER LANE, MANNUM



0447 263 549



[66 River Lane](#)

PROPERTY INFORMATION SHEET

BEDROOMS - SLEEPS 14

(All rooms have linen supplied, including quilts, pillows & sheets)

- Bedroom 1 sleeps 2 – King bed with ensuite
- Bedroom 2 sleeps 2 - Queen bed
- Bedroom 3 sleeps 2 - Queen bed
- Downstairs Bedroom 4 sleeps 2 - 2x Single beds
- Downstairs lounge area sleeps 6 - 2x Tri Bunks (Double on bottom, single on top)





KITCHEN

- Dishwasher, Sink, microwave, fridge/freezer, Electric Stove, toaster, kettle, crockery, cutlery, cookware, cooking utensils, glasses, Espresso pod coffee machine (please bring your own pods)

DINING

- Dining table, 8 dining chairs.

LOUNGE (x2)

- Upstairs Lounge: TV, lounge for 5, air conditioned
- Downstairs Lounge: TV, lounge for 8, air conditioned

BATHROOMS (X3)

- Ensuite Bathroom: toilet, basin & shower
- Upstairs Bathroom: toilet, basin & shower
- Downstairs Bathroom: shower, Basin and separate toilet..



LAUNDRY

- Washing Machine & Dryer. Please bring your own detergent.

UPSTAIRS BALCONY

- 8 Wooden stools that can be used along the breakfast bar outside (ie the top rail of the balcony.) You are welcome to bring 4 of these inside around the kitchen breakfast bar if you wish.

OUTDOOR AREAS

- Fire Pit – Subject to CFS fire restrictions. Please bring own wood.
- Outdoor table with 8 chairs, 50m of Water Frontage with Jetty. Maximum of 1 ski boat & 1 jet ski (maximum 2 water vessels)
- Lawn in the front of the house to the river – No parking or camping on the lawns.



TENANTS REQUIRED TO BRING

- Drinking water
 - DVD's
- Swimming towels
- Aeroguard
- Food & drink (including tea, coffee, sugar, oil, salt & pepper and coffee pods)
 - Foil, gladwrap, serviettes & paper toweling
 - Personal toiletries
- Fire wood should you wish to use the fire pit.

THINGS TO KNOW ABOUT THE PROPERTY

- All bed linen is provided
- Please bring your own towelling, including tea towels
- Closest boat ramp is at Mary Anne Reserve, Mannum.
- Mannum is about 5 minute walk and has supermarket, deli's, food outlets and hardware.
 - Petrol station is about a 5 minute drive





CONDITIONS OF USE

- Pets are negotiable but are not allowed in the house – please ask if you would like to bring your pet. They must be always kept under control and to be cleaned up after.
 - No parties
 - No loud music after 10pm and keep noise to a minimum
- No smoking inside the house – please dispose of butts in bins provided
- Fires in fire pit only by river subject to current CFS regulations (fire must be extinguished when unattended) please bring your own wood.
 - Maximum occupancy is 14 people at all times (including day visitors)
- A Houseboat can be moored at this property by negotiation, the cost of this is \$100 per day. Please ring River Shack Rentals to discuss.
- A Caravan is allowed at this property by negotiation, the cost of this is \$100 per day. Please ring River Shack Rentals to discuss.
- Occupancy is based on leaving the premises in a clean and tidy state – as found, all dishes washed and put away. Rubbish including bottles and cans to be placed in bins. BBQ to be clean. The cleaning fee covers floors vacuumed or mopped, kitchen & bathrooms cleaned, fresh linen and beds made.
 - All breakages and damages must be paid for.
- House security – when leaving please ensure all windows, doors & gates are closed and locked. All lights, air conditioner off
 - No trespassing onto neighboring properties
- Place all rubbish in the wheelie bin and put out on road when leaving.
 - Security – on departure please ensure all windows, doors & gates are locked. All lights & air conditioning units are turned off.
- Maintenance – if during your stay you have a service malfunction please phone River Shack Rentals on 0447 263 549.

