

Aruma Executive House, Walker Flat



0447 263 549

<https://www.rivershackrentals.com.au/properties/aruma-shack3-the-executive/>

Property information sheet

Bedrooms - sleeps 12

(linen is supplied for all bedrooms).

Bedroom 1 upstairs sleeps 2 – Queen bed

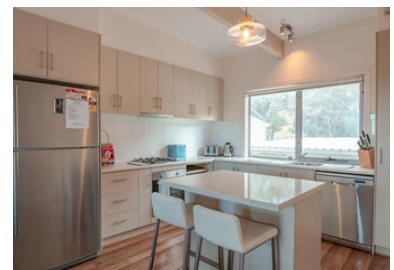
Downstairs

Bedroom 2 sleeps 4 – 2 x single bunks

Bedroom 3 sleeps 2 – King bed or 2 single beds

Bedroom 4 sleeps 2 – king bed or 2 single beds

Lounge Room sleeps 2 - sofa bed. (only made up on request)





Living Area – Kitchen upstairs

Sink, dishwasher, 4 burner cook top, microwave oven, Oven, 1x Fridge/freezer, toaster, kettle, , crockery, cutlery, cookware, cooking utensils, glasses, tea towels, dishwashing liquid, dishwasher tablets, air conditioned

Dining

Dining table with 8 chairs,

Lounge

upstairs: smart TV, DVD player, music, 1 x 2 Seater & 1 x 3 Seater lounges, Airconditioned

downstairs: Sofa Bed, Smart TV, DVD player, music, lounge x 2 and air conditioned.

Bathrooms x 2

Upstairs

Shower, vanity area Towels, face washers & toilet paper

Downstairs

Shower, vanity area, towels, face washer & toilet paper

Laundry

Washing machine, and clothes dryer.

Balcony

Large outdoor balcony with table and 2 benches seating 6

Outdoor lounge seating 6

Outside

Fire Pit, Outdoor table with 8 chairs, Large Gas BBQ

Resort facilities

Grassed water frontage, boat ramp, large grassed area fenced from river, swimming pool, tennis court (BYO balls & raquets), Basketball half court (BYO ball), small playground.

Things to know about the house

Guests are required to bring drinking water, all food & drinks, paper towels, foil, gladwrap and personal toiletries

Shop with petrol & alcohol is located a short drive from Aruma

The township of Mannum is approximately 20 minutes away

There are split system air conditioners at the property

All bedding and towelling is supplied

Conditions of use

Strictly **NO** pets

NO smoking in the house

Fires allowed in fire pit only and subject to CFS restrictions - please bring own wood

NO tents, campers or caravans

NO vehicles on lawn area

NO Jet Skis permitted.

Maximum occupancy is 12 - this includes day visitors

Houseboats are not to be moored at the property

Occupancy is on the basis of leaving the premises in a clean and tidy state - excessive cleaning will be deducted from the bond

All breakages and damages are to be paid for

Security - when leaving please ensure all windows, doors & gates are locked and all lights and air conditioners are turned off

Please be respectful of the neighbours and keep noise to a minimum between 10pm and 9am

All rubbish to be put in Wheelie bins located outside the shack

Noise to be kept at a minimum between 11pm - 8am - if caretakers are called out for a noise complaint, they may charge a \$150 fee from your bond.

