

# 17 KHARTOUM ROAD, BOLTO RESERVE MANNUM



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<https://www.rivershackrentals.com.au/properties/17-khartoum-road-mannum-bolto/>

## PROPERTY INFORMATION SHEET

### BEDROOMS

All bedrooms provide Quilts, Pillows and linen.

Bedroom 1 sleeps 2 – King bed with Ensuite

Bedroom 2 sleeps 2 – King bed

Bedroom 3 sleeps 2 – Queen bed

Bedroom 4 sleeps 4 – 2 set of bunks





## **LIVING AREA – KITCHEN**

- Sink, dishwasher, 4 burner cook top, Nespresso Coffee Machine (Pods), microwave oven, Oven, 2 x Fridge/freezer, toaster, kettle, crockery, cutlery, cookware, cooking utensils, glasses, tea towels, dishwashing liquid, dishwasher tablets, air conditioned

## **DINING**

- Dining table with 10 chairs Lounge • Digital TV, Music, Leather lounges, Air Conditioning • WiFi

## **BATHROOMS X 3 - ALL TOWELLING SUPPLIED**

- Ensuite with Shower, vanity and Toilet
- Upstairs Bathroom with Shower, vanity, bath & Toilet
- Downstairs Bathroom with Shower, Vanity & Toilet

## **LAUNDRY - DOWNSTAIRS**

- Washing machine, wash trough and clothes dryer.

## **BALCONY**

- Outdoor table with 10 chairs, Gas BBQ

## **WATERFRONT**

- Grass ski area • Shared Jetty with neighbour (right hand side only)

## **Outside**

- Lawn and Fire pit



### **THINGS TO KNOW ABOUT THE HOUSE**

- Boat ramp located at the end of Bolto Reserve
- Ducted Air conditioner throughout the house
- All bedding, linen and towels supplied

Mannum is a short drive across the ferry with supermarkets, deli's petrol stations, take away food outlets, bakeries, and pubs

### **Conditions of use**

- Strictly no pets
  - No smoking in upstairs area
- Fire allowed in fire pit only and subject to current CFS regulations
- No tents, campers or caravans
  - No vehicles on lawn areas
- Maximum occupancy is 10 people and this includes day visitors
    - Houseboats are not to be moored at the property
  - Occupancy is on the basis of leaving the premises clean & tidy
    - All breakages to be reported and paid for
  - No trespassing onto neighbouring properties