

# Aruma Indulgence House, Walker Flat



0447 263 549



[www.rivershackrentals.com.au/properties/aruma-indulgence-shack-4](http://www.rivershackrentals.com.au/properties/aruma-indulgence-shack-4)

## Property information sheet

### **Bedrooms - sleeps 12**

(linen is supplied for all bedrooms).

Upstairs

Bedroom 1 upstairs sleeps 2 – Queen bed

Downstairs

Bedroom 2 sleeps 2 – Queen bed

Bedroom 3 sleeps 4 – 2 sets of bunk beds

Bedroom 4 sleeps 4 – 2 sets of bunk beds

all rooms are airconditioned and have fans





## 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:** TV, DVD player, music, 1 x 2 Seater & 1 x 2 Seater lounges, Airconditioned

**downstairs:** Large sofa with chase, TV, and air conditioned.

## Bathrooms x 2

Upstairs

Shower, vanity, Toilet, Towels, face washers & toilet paper

Downstairs

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

Separate Toilet

## Laundry

Washing machine,

## Balcony

Large outdoor balcony with table and 12 chairs and BBQ

## Outside

Fire Pit, lawn area and 2nd 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.

