



0447 263 549



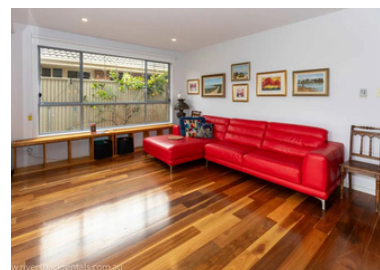
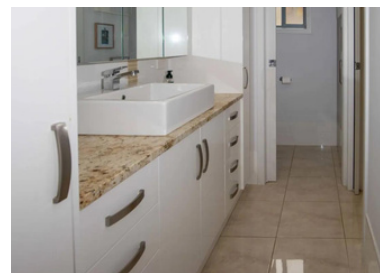
7 Wetlands Close, Murray Bridge

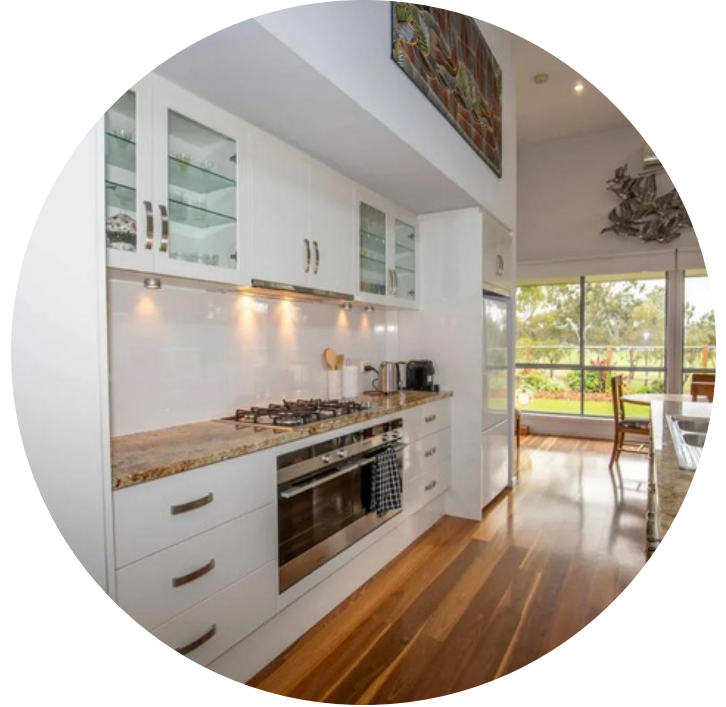
PROPERTY INFORMATION SHEET

BEDROOMS

ALL LINEN IS PROVIDED

- Bedroom 1 sleeps 2 – King Bed, Ensuite and Air Conditioning.
- Bedroom 2 sleeps 2 – Queen Bed
- Bedroom 3 sleeps 2 – Split King (Can be set up as a King Size Bed or 2x Single beds)
- Bedroom 4 sleeps 2 – Split King (Can be set up as a King Size Bed or 2x Single beds)





KITCHEN

- Dishwasher, microwave, fridge, freezer, gas stove top, 2x electric ovens, toaster, kettle, crockery and cutlery, cookware, cooking utensils, glasses and tea towels.
- Nespresso Pod machine - **please bring your own pods.**

DINING ROOM

- Dining table seats 6, also additional table, and counter bench too.
- Chairs x8, plus 4 stools on the counter

LOUNGE

- Smart TV with internet
- Wi-Fi
- Lounge 4 seaters x2 (2 Big couches in separate living areas.
- Air Conditioned

BATHROOMS

- Two bathrooms with showers and toilets. One bathroom has a bath.
- Towels (towels, bath mats and hand towels)

DECK

- Outdoor table with 8x chairs, Webber BBQ, Outdoor fan and lighting.

LAUNDRY AREA

- Washing machine and dryer
- Note: area is not vented, so the door to the outside of the house **must** be open when using the dryer.

OUTSIDE

- Property has no river frontage, Sturt Reserve river frontage is 200m away.
- Boat ramp is located at Sturt Reserve.
- Property has parking for two, there are parking bays across the road that can fit four.



TENANTS REQUIRED TO BRING

- Swimming towels
- Aeroguard & Sunscreen
- Food and Drinks; including coffee, tea, sugar, oil, salt & pepper and serviettes.
- Shampoo and Conditioner and Soap
- Maintenance – if in the course of your stay you have a service malfunction please phone River Shack Rentals on 0447 263 549
- Security – when departing please ensure all windows and doors are locked and lights and fans have been turned off

CONDITIONS OF USE

- Small animals allowed; please be mindful that although the yard is fenced, it is not enclosed visually and only with a light wire.
- Smoking is only allowed outside away from the house only.
- The following is not allowed; firepits, tents, campers, or caravans.
No vehicles on the lawn areas.
- Maximum occupancy is 8 people only.
- Occupancy is on the basis of leaving the property in a clean and tidy state - as found.
- All breakages and damages must be paid for.
- Security - when leaving, please ensure all windows, doors and gates are locked and all lights and air-conditioning units are turned off.
- No trespassing onto neighboring properties.

THINGS TO KNOW ABOUT THE PROPERTY

- Rainwater is always on in the kitchen tap. The rest of the house is on River Murray drinking water.
- The Webber BBQ is running on natural gas, and can take longer to cook than normal, but it makes a great steak or slow roast.
- The electric recliners are designed to not put the footrest down if there is anything underneath the lounge, please check, and if it is not returning to the down position get up from the couch before pushing buttons as sometimes a person's weight can also stop the mechanism.
 - The boat ramps and petrol are located only 1 minute from the house.
- There are split reverse cycle air-conditioners, please turn off during the day if not required.
- Bin night is Tuesday Night, the truck will arrive before 7am on Wednesday morning.
- Shops, and eateries and several hotels are within easy walking distance, less than 10 minutes, we have left a book on the modern table in the living area with some menus.
 - The dryer is not vented, if you need to use please leave the outside or inside doors open to allow the humidity to vent from the laundry.
- The ceiling height windows are power operated. The control panel is in the living area near the red couch. Simply hit 1 open, 2 open, 3 open to open all windows, and then to close them hit 1 close, 2 close, 3 close.
- The house has been designed on eco principles, and is built from foam, it will heat up and cool down fast.
 - To cool the house in a late summer evening, we suggest opening all windows and doors, turning on the fans and allowing the "Lakes Doctor" which is a fresh cool southerly breeze that comes up along the river, this is more effective than A/C.
 - For warmth in a winter's evening, please shut all the blinds along the northern windows of the house. These blinds are block out and will retain heat in the house for you.

