

# 103 AT WALKERS



# 103 ROB LOXTON ROAD, WALKER FLAT



0447 263 549



103 Rob Loxton Road, Walker Flat

## PROPERTY INFORMATION SHEET

### BEDROOMS - SLEEPS 12

(All bed linen included)

- Bedroom 1 sleeps 2 – Queen bed
- Bedroom 2 sleeps 2 – Queen bed
- Bedroom 3 sleeps 3 – Tri Bunk bed
- Bedroom 4 sleeps 5 (Downstairs) – Queen bed & Single bunk and trundle





### **KITCHEN**

- Dishwasher, sink, microwave, 2x fridge (with ice and water dispenser - upstairs and downstairs), freezer, gas stove, toaster, kettle, crockery, cutlery, cookware, cooking utensils, glasses, tea towels, Nespresso pod coffee machine. (please bring your own pods)

### **DINING**

- Dining table and 8 chairs upstairs, and 4 downstairs.

### **LOUNGE**

- TV, Air Conditioner, Lounge

### **BATHROOMS**

- 2x showers, 2x toilets, Toweling will be supplied

### **LAUNDRY**

- Washing machine

### **OUTSIDE**

- Jetty, Maximum 1 ski boat & 2 Jet skis per booking. Outdoor table, waterfront deck, upstairs table and chairs, lawn area, 3 Lazy boys, 3 sling chairs, 4 dome chairs, balcony, firepit with wood supplied in shed, ski beach. BBQ upstairs (webber with side burner). Downstairs BBQ is a BBQ Kettle.

### **TENANTS REQUIRED TO BRING**

- Swimming towels, aeroguard, sunscreen, food and drinks (including team, coffee, sugar and oil), Shampoo / Conditioner, soap and tissues.



### THINGS TO KNOW ABOUT THE HOUSE

- Boat ramp, shop & petrol located only 5 minutes from the shack.
- There are split reverse cycle air-conditioners in all rooms please turn off during the day if not required.  
Rain water is used in the house, please use sparingly, outside taps & irrigation is River water
  - All bedding, linen and toweling is provided.
- Rubbish day Tuesday early, Red Wheelie bins to be left on road side on Monday night or on Departure ready for collection.
- Pets are allowed, but must remain on property and are not allowed on neighboring properties. (note; there is no fencing) Additional cleaning fee applies





## CONDITIONS OF USE

- Smoking is only allowed outside on the grass and all butts must be put in bin.
- Fire allowed in fire pit by river subject to current CFS regulations (Fire must be extinguished when unattended)
  - No tents or campers, or caravans
  - No vehicles on lawned areas
- Maximum occupancy is 12 people only, this includes day visitors
  - Houseboats are not be moored at the property
- Occupancy is on the basis of leaving the premises in a clean and tidy state - as found.
  - All breakages and damages must be paid for.
- Security - when leaving please ensure all windows, doors, & gates are locked & all lights, air-conditioning units are turned off
  - No trespassing onto neighbouring properties
- All rubbish to put in wheelie bin and put on shack side of road when leaving
- Maintenance – if during your stay you have a service malfunction please phone river shack rentals on 0447 263 549

