

ARUMA RIVER RESORT, LOT 15



0447 263 549



Lot 15

PROPERTY INFORMATION SHEET

BEDROOMS - SLEEPS 15 - 17

All rooms include pillows and fresh linen, along with reverse cycle air conditioning.

- Bedroom 1 sleeps 4 – 2x Bunk beds
- Bedroom 2 sleeps 2 - Queen bed
- Bedroom 3 sleeps 5 - Queen and Double Bunk (Double on bottom, single on top)

Downstairs Living room sleeps 2 - Sofa bed.

Bedroom 4 (upstairs) sleeps 4 - Queen bed & single bunk beds





LOUNGE x 2 (1 upstairs & 1 downstairs)

- 2 x smart TV's with Netflix and internet channels 7+, 9 Now & 10play DVD player, 2x Lounges, air conditioner.

KITCHEN / DINING

- Dishwasher, sink, microwave, fridge/freezer, gas stove, Toaster, Kettle, crockery, cutlery, cookware, glasses, cooking utensils, Nespresso machine (please bring your own pods as few will be supplied to get you started) Instant coffee, tea, sugar, salt, pepper & oil & tea towels supplied
- Dining table with 12 chairs.

LAUNDRY

- Washing machine, washing powder

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.



BATHROOM (x2)

- 2x showers, 2x toilet, 1x bath, towels, hand towels and bathmat.

BALCONY

- Outdoor table with 16 chairs.
- 6 Burner BBQ

GAMES

- Soccer table.
- Connect 4.
- Chess
- Uno
- Guess Who
- poker set

OUTSIDE

- Fire pit, lawned area

TENANTS REQUIRED TO BRING

- Drinking water, Food, paper towelling, toilet paper, personal toiletries, Swimming towels, Areoguard and sunscreen



THINGS TO KNOW ABOUT THE PROPERTY

- Resort facilities are shared, please be respectful to your fellow holiday makers
 - The house is plumbed to river water
 - 1 powered river vessel per shack - unfortunately no Jet Ski's
 - Walker Flat General Store is located 5 minutes from the shack
- Split reverse cycle air conditioners located in bedroom 2, kitchen/dining area and downstairs lounge
- All rubbish bins to be emptied into the green wheelie bin at the side of the house.
 - Free Wi-Fi available

CONDITIONS OF USE

- Strictly NO pets
- NO smoking in the house, or on the balcony. Please dispose of butts responsibly
 - No tents, campers or caravans
 - NO vehicles on lawn area
 - NO jet skis permitted
- Maximum number of guests is 17 and 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
 - All breakages and damages will be deducted from the bond
 - No trespassing onto neighbouring properties
- 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.

