# ESTORA

## LOT 20, BRENDA PARK



8569 1702
Lot 20 Brenda Park

## PROPERTY INFORMATION SHEET

### 5 BEDROOMS - SLEEPS 16

All linen and towelling supplied. Ducted heating and cooling throughout

Upstairs

- Bedroom 1 sleeps 2 – King bed
- Bedroom 2 sleeps 2 - King bed
- Bedroom 3 sleeps 4 - Queen bed and 2 king singles

Plus 1x king sofa bed and 1x single sofa bed located in upstairs second living area

Downstairs

- Bedroom 4 sleeps 2 - King bed
- Bedroom 5 sleeps 4 - 2x king single bunks





## LOUNGE

• Upstairs main living area with a large lounge; second upstairs living area with a 3-seater sofa bed (folds out to a king bed and a single bed)
• Downstairs living room with a 3m lounge. Each has a Samsung Smart TV with Netflix, Disney+ and Stan; Bose Bluetooth speaker

## BATHROOM (x3)

• Bathroom 1; Shower, toilet, towelling, bathmat
• Bathroom 2; Shower, toilet, towelling, bathmat
• Bathroom 3; Shower, toilet, towelling, bathmat
Hand soap, body wash, shampoo and condition supplied

## KITCHEN / DINING

• Sink, 3x dishwashers, microwave, 3x fridges, 2x freezers, electric stove, toaster, kettle, crockery, cutlery, cookware, cooking utensils, glasses, tea towels, airfryer, rice cooker, ice maker, ninja bullet, SodaStream, bean coffee machine at the upstairs bar – beans supplied. Nespresso machines upstairs and downstairs – some pods provided
• Dining table and 10 chairs
• 4 kitchen bar stools
• Downstairs kitchenette with fridge/freezer, dishwasher and microwave

## LAUNDRY

• Washing machine & clothes rack



## BALCONY

Front and back. Large riverside deck with outdoor dining for 14 people and BBQ, outdoor bath, retractable mesh gate at the top of the stairs. Rear stargazing deck with a 2-seater chair.

## RIVERFRONT

- Private jetty with ladder
- Boats can moor at the jetty using the mooring whips and ropes supplied

## THINGS TO KNOW ABOUT THE PROPERTY

- Property has WiFi
- Tenants required to bring; Swimming towels, aeroguard, sunscreen, food and drinks, life jackets & firewood

Supplied by Estora: tea, coffee, sugar, oil, salt & pepper, tomato sauce, BBQ gas, matches, bin liners

- Maximum 1 water vessel at the property
- Property has parking for 8 cars
- Ducted reverse-cycle air conditioning to all rooms which can be individually controlled. Please turn off rooms that are not required.
- Rubbish and can recycle bins are located at the start of Brenda Park in allocated bin bank
- There is a boat ramp located within the Brenda Park community
- Approximately 10 minutes to the town of Morgan which has petrol station, groceries, hotels, takeaway food, bakery, playgrounds, etc.







## CONDITIONS OF USE

- Please be respectful of property
- NO smoking or vaping inside the property or on balconies
- Outside pets negotiable
- Tents, swags and caravans only with prior approval, in the approved camping area. No houseboats to be moored at the property
- Occupancy is on the basis of leaving the premises clean and tidy
- All breakages and damages will be deducted from the bond
- No trespassing onto neighbouring properties
- Strictly no parties and noise to be kept to a minimum after 10.00pm
- No vehicles on lawn areas
- Fire allowed in fire pit by river subject to current CFS regulations. Fire must be extinguished when unattended (BYO wood)
- Maximum occupancy is 16. Day visitors by prior negotiation only
- Occupancy is on the basis of leaving the premise 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 sliding doors are locked, all lights (including lamps and LED mirrors), ceiling fans, air-conditioning and the BBQ gas bottle are turned off, and keys are returned and locked in the lockbox.

RIVER SHACK
RENTALS