

Welcome to River Shack Rentals where we work to ensure your River Murray stay is remarkable.



## 22 Beaumonts Road

### Beaumont via Morgan

#### What you will enjoy at this property

##### Living Area – Kitchen

- Large Kitchen with oven, steam oven, microwave convection oven, built in deep fryer, double induction cooktop, 3 double electric cooktops, Coffee Machine ( inbuilt grinder 1kg coffee beans supplied) dishwasher, integrated fridge and French door fridge/freezer, Ice machine filtered rain water, sink, toaster, electric kettle, crockery, cutlery, cookware, utensils glasses, tea towels, 5 Liter slow cooker, sandwich press & blender

##### Dining

- Dining table, 12 dining chairs and 6 stools.

##### Lounge

- 1 x 3-seater leather lounge, 1 modular leather lounge, 2 leather chairs, Smart TV, Stereo with USB connections to speakers inside & front balcony, internet access through Wifi

##### Bathrooms x 3

- Shower, vanity area Towels, face washers, toilet paper, toilet. Plus, a separate toilet. Another bathroom downstairs includes bath, shower, toilet & laundry with washing machine

##### Bedrooms x 5

- Bedroom 1 sleeps 2 – Queen bed with Ensuite
- Bedroom 2 sleeps 2 – Queen bed
- Bedroom 3 sleeps 2 – Queen bed
- Bedroom 4 sleeps 2 – 2 x king singles (can be a king bed)
- Bedroom 5 sleeps 4 – 2 x king singles (can be 1 king bed) plus 1 single bed with trundle (can be a king bed)
- All bedrooms have a TV, quilts, pillows, fresh linen

##### Accessories

- Ironing board and vacuum cleaner

##### Balcony Front & back

- Outdoor table, 10 chairs, Barbecue (4 burners, hooded) with Pizza stone.

##### River Frontage

- Gangplank leading to a 4m floating pontoon which accommodates 1 water vessel
- Mooring whips to ensure vessel is secured away from pontoon to prevent boat damage caused by wakes of passing watercraft



Private. Peaceful. Perfect.

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#### Things to know about this property

- There is a wheelie bin located at the property all rubbish should be put in the bin provided and placed roadside on departure. Collection day is Thursday if you are there for an extended amount of time
- There is a dedicated bin for bottles and cans located at the property.

#### Conditions of Use



- Pets Negotiable
- No smoking in house or on balconies,
- No Fires, except in designated area subject to CFS regulations,
- No tents or campers, or caravans,
- No vehicles on lawned areas apart from maneuvering to access parking areas,
- Houseboats are not to be moored at property,
- Occupancy is based on leaving the premises in a clean and tidy state – as found. Professional cleaning will be deducted from the bond if not found to be clean and tidy
- All breakages and damages must be paid for.
- House security – when leaving please ensure all windows are closed and front and rear doors locked.
- No trespassing onto neighboring properties
- Security – all windows and doors to be locked upon departure
- Maintenance – if during your stay you have a service malfunction, please phone River Shack Rentals on 0447 263 549

44 Randell Street and  
76 Cliff Street,  
Mannum SA 5238



[www.rivershackrentals.com.au](http://www.rivershackrentals.com.au)

[enquiries@rivershackrentals.com.au](mailto:enquiries@rivershackrentals.com.au)  
Phone: 0447 263 549