

The Juggle House

Property Description



The Juggle House 18 Walding Road, Zadows Landing SA 5254

Life can be a juggling act. Put the balls down.

'The Juggle House' has you covered. Relax and live your own river time.

At this property, you will enjoy:

Spa Entertaining Area

- 5 person heated therapeutic jet spa, maintained all year round
- Spa towels supplied
- Large Fish tank

Outdoor Entertaining Area

- Wood fired pizza oven
- Outdoor Gas BBQ
- Bar
- Built in day bed
- Sunbed
- Jukebox
- Oval outdoor dining table (10 chairs)
- Ramp for disabled access

Outdoor (Other)

- Undercover carport for vehicles and boats
- Fully enclosed fenced area for pets
- Cubby house, Slippery dip, Swing set, Trampoline
- Kayaks on trailer available for use at Zadows Landing only
- **Theatre Room**
- Long micro suede reclining couch connecting 6 seats together
- Smart TV, Surround sound system, DVD player
- Slow combustion wood heater
- Reverse cycle ducted air conditioning & ceiling fans
- Extendable Dining Table (seats 12)
- Bar

Kitchen

- Breakfast bar access to living area
- Rainwater tap at kitchen sink
- Ceramic gravity fed rainwater filter system
- Electric fan forced oven, Electric cooktop
- Dishwasher, Microwave, Sink
- French Door Fridge, Freezer, Toaster, Electric kettle
- Crockery, Cutlery, Cookware, Cooking utensils, Glasses
- Indoor Games Cupboard

Living Area

- Smart TV wall mounted
- Breakfast Bar access (2 chairs)
- Couch (3 chairs) and matching recliners (2 chairs)
- Reverse cycle ducted air conditioning
- Sea breeze ceiling fans
- Living area can be sectioned off and added double sofa for extra bed

Bathroom

- Shower
- Bath
- Separate vanity
- Separate toilet
- Bath towels supplied

Laundry

- Undercover outside clothesline
- 2 Foldable Clothes Ainer Drying Rack
- Iron and Ironing Board
- Top loader washing machine
- Dryer
- Laundry sink

Master Bedroom

- King Bed
- Ensuite with toilet, shower and vanity
- Luggage rack
- Reverse cycle ducted air conditioning and ceiling fan

Bedrooms

- All bedrooms contain quilts, pillows, fresh linen, ceiling fans and reverse cycle ducted air conditioning
- All bedrooms (other than master bedroom) have king split beds
- No access to sliding robes, luggage rack provided in each room

Water Frontage

- The closest waterfront is 200m from the house at Zadows Landing
- Zadows landing has a boat ramp and grassed area. The riverbank area is small
- This is a public area, we ask that you respect the community and remove all water vessels, rubbish and belongings at the end of the day and take back to the Juggle House.

- To keep this area safe and respected we ask that only 1 water vessel per booking at the Juggle House in peak times. Jet skis are encouraged to use upstream and downstream areas, and refrain from basing in the bay area at the landing.

Conditions of Use

- Pets by negotiation outside only
- Basic supply of items such as toilet paper, dish washing liquid, dishwasher tablets, glad wrap, foil, tea, coffee, cooking oil, herbs and spices are all included
- Tenants bring food provisions, outdoor towels, personal first aid items, mosquito repellent
- Please feed chickens and fish daily (food supplied)
- Occupancy to be no more than specified persons. No tents, campers or caravans
- Smoking is permitted in the outdoor entertaining areas. No smoking inside the house.
- Occupancy is on the basis the property is left as found in a clean and tidy state. All breakages and damages to be paid for by tenant.
- When departing at any time from the property, all windows to be closed and secure, all doors to be locked, all electricity turned off.
- Freezers in laundry are private use only
- Please respect our neighbours by keeping the noise level to a minimum late night and no trespassing onto neighbouring properties
- No open fires on the property. The fire pit may be used if the Murraylands region is declared safe. To determine if a fire ban has been imposed, phone the CFS Hotline on 1300 362 361 or check online.
- Rubbish to be left in wheelie bin near carport

Things to know about the Property

- Personalised compendium on arrival outlines further details on use of property features
- South Australian regional day tours by arrangement depart and return to *The Juggle House*
- Airport or transfers from Adelaide accommodation can be arranged
- Nearby townships of Mannum and Murray Bridge have supermarkets, fuel, alcohol & hardware available. You are encouraged to support our local economy by shopping locally.
- The house runs entirely on rain water and so conservation of this precious resource is appreciated. River water may be used throughout the house during summer months (via a settling tank) when rainwater has run out. Drinking rainwater available all year round
- No access to robes in bedrooms. Luggage racks provided.
- *The Juggle House* proudly features local producers & artists throughout the property.
- The stand holding the enormous fish tank was crafted in the early 1900s by Mannum's famous Shearers Factory (now Horwood Bagshaw) machinery plant. The river rope proudly draped on *The Juggle House* front deck and cubby house is second hand from the oldest paddle steamer still operational on the river, the celebrated PS Marion in Mannum.
- Imagery from the neighbourhood is beautifully captured by Dave Hartley Photography and is displayed in print and on canvas in the house.
- The spectacular dreamcatcher above the king bed in the master bedroom was custom made for the room by local artisan 'Inspired by SDH'
- For longer stays, the property can be serviced for a fee
- Maintenance - if during the course of your stay you have a service malfunction, please phone Juggle House Experiences 0488 697 308

- **Disclaimers**

The landlord does not accept liability for any loss, damage or injury to the person or belongings of the guests or any third party however caused, while the property is leased by the guest before, during or after the period of the tenancy. By making payment for this booking, you are agreeing to these Terms and Conditions.

Thank you for your booking, and we hope you enjoy your stay at The Juggle House!

