

# LUXSTOWE HOUSE

## GENERAL INFORMATION

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For any queries or concerns please call Maree 0428 231 110 or Mick 0407 611 349

- **CHECK-OUT**  
Please check out by 10am, unless otherwise arranged.  
Make sure you have all your belongings, and leave the key on the kitchen bench.
- **CLEANING PRODUCTS**  
All cleaning products and extra rubbish bags are stored under the kitchen sink.
- **DAMS & PONDS**  
Please supervise children during your stay, as there are dams and ponds on the property and in the adjoining paddocks.
- **FIRE BAN**  
In the event of a total fire ban, open fires are not permitted.  
Listen to 2ST (FM102.9) for updates.
- **HAIRDRYER**  
The hairdryer is kept under the bathroom sink.
- **HEATERS**  
Wall-mounted heaters in the bedrooms, bathroom and living room are turned on/off at the nearby power points on the wall. The large Rinnai gas heater in the living room is operated on its on/off button and requires the water in the tray on the bottom right of the heater to be regularly topped up to keep moisture in the air - please use the green jug next to the heater.
- **IRON**  
You'll find the iron under the sink in the bathroom and the ironing board in the wardrobe of the bedroom with two single beds.

**PLEASE BE CAREFUL ON THE DECK AND VERANDA WHEN WET AS IT CAN  
BECOME VERY SLIPPERY**

- **POWER**  
 If the power isn't working: **1.**Check the power point on the right as you enter the bathroom and push the blue button back in. **2.**Do the same in the power point behind the bookcase in the main bedroom.  
 If the power still doesn't come on check the fuses in the external fuse box, located on the external wall outside the main bedroom, and make sure that all fuses are in the 'upright' position.  
 For weather-related power outages, please call Endeavour Energy on 131 003 to find out the estimated time of outage for postcode 2576.
  
- **PRIVACY**  
 You may encounter other people that are in charge of the property's maintenance or accessing the paddocks.
  
- **RUBBISH**  
 Please bag and dispose of all rubbish in the large council bins outside. **Red** lid bin for general rubbish is emptied weekly. **Yellow** lid for recycling is emptied fortnightly.
  
- **SLIPPERY SURFACES**  
 Please take care as in wet weather - the deck and veranda can be slippery.
  
- **SPARE ITEMS**  
 You'll find spare **light bulbs, candles, salt & pepper, tea towels, citronella sticks, and plastic bags**, in the pantry next to the fridge.  
 Extra **toilet paper** is stored under the bathroom sink.
  
- **TEA | COFFEE | SUGAR**  
 Tea, coffee and sugar are on the bench next to the stove, and milk and butter are in the fridge.
  
- **VACUUM CLEANER**  
 The vacuum cleaner is in the pantry.

**UPON DEPARTURE PLEASE MAKE SURE YOU HAVE ALL YOUR PERSONAL BELONGINGS, CLOSE ALL DOORS AND LEAVE THE KEY ON THE KITCHEN BENCH**

# LUXSTOWE HOUSE

## HOUSE RULES

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- Check in from 3pm and checkout strictly by 11am unless otherwise arranged.
- Absolutely **NO SMOKING INSIDE**. If smoking outside, please make sure your cigarette butts are disposed of appropriately in the bin.
- **NO PETS** are allowed.
- Please refrain from moving the furniture.
- Please do not make NOISE that can be offensive or disturbing to neighbours, especially between 10pm and 8am.
- Any form of 'parties' is not allowed on this property.
- The number of guests staying in the property is strictly restricted to the number of guests that have been booked and paid for. No additional mattresses, sleeping on lounges, tents, cars, or caravans are allowed on this property.
- Please leave the property as you found.
- While a cleaning fee is included in the cost of your stay, if any excess cleaning is required you will be charged accordingly.
- Please use the large outside bins for any excess rubbish that does not fit in the internal bins.

The Owner and manager of this property reserve the right to terminate permission to occupy and evict from property guests or visitors who refuse to follow the HOUSE RULES and TERMS AND CONDITIONS AGREEMENT

# LUXSTOWE HOUSE

## TERMS AND CONDITIONS

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### Your payment indicates acceptance of the following terms

#### The security of your personal belongings is of your responsibility during or after your stay

1. Make sure you report any and all damages, breakages or losses to the property that occurred during your stay. Please advise of any faults you encounter immediately to avoid those having to be paid by you
2. A booking may be held but will not be legally binding until a deposit is paid
3. Any changes to the number of guests must be agreed on prior to arrival date
4. Full payment is required prior to arrival
5. Booking deposit is not refundable in case of cancellation
6. The full amount is payable in case of no show. Any outstanding balance will be charged on your credit card provided at the time of booking. We recommend travel insurance in case unforeseen events prevent you from reaching your destination
7. We may be able to reschedule your booking to different dates or alter the length of your stay - any alteration of your booking will incur a payable \$75 fee
8. Check in from 3pm and checkout strictly by 11am
9. Unauthorised early check in or late checkout will incur a charge of \$50 per hour
10. A bond of AU\$1000 available on your credit card is required for the duration of your stay to protect against loss, damage, or no show. The bond will be refunded to you once we are satisfied you have abided by the terms and conditions
11. Bond claims may include, but are not limited to the following: excess cleaning fees, damage or breakages, excess garbage removal, early check in or late checkout, excess guests, disregard of the terms, excess noise, disturbing the neighbours, police call outs
12. No responsibility is taken for guest's personal property during or after the stay. It is guest's responsibility to organise postage or a courier to receive left belongings at their own cost. If not claimed, **lost property** will be given to charity 30 days after your stay
13. Absolutely **NO SMOKING, NO PETS INSIDE AND NO PARTIES** are allowed
14. Occupancy is restricted to the number of guests the beds in the property can accommodate. No mattresses, tents, caravans or sleeping in cars are allowed. Numbers in excess of the agreed guests will be charged for in addition to the owner's reserved right to terminate your stay without refund

# LUXSTOWE HOUSE

## EMERGENCY CONTACTS

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Maree Reid 0428 231 110

Mick Pfahl 0407 611 349

## PAYMENT CONDITIONS

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- 50% deposit of total payment is required at the time of booking and is not refundable in case of cancellation
- The full amount is payable in case of no show. Any outstanding balance will be charged on your credit card provided at the time of booking
- Balance is due on the day prior to booked date of arrival
- **All payments are to be made by bank transfer**

National Australia Bank

Luxstowe House

**BSB 082 476**

**Account 20 485 7786**

**Bookings will be cancelled if a payment is not received**

You will be notified by email or text message after every payment is received