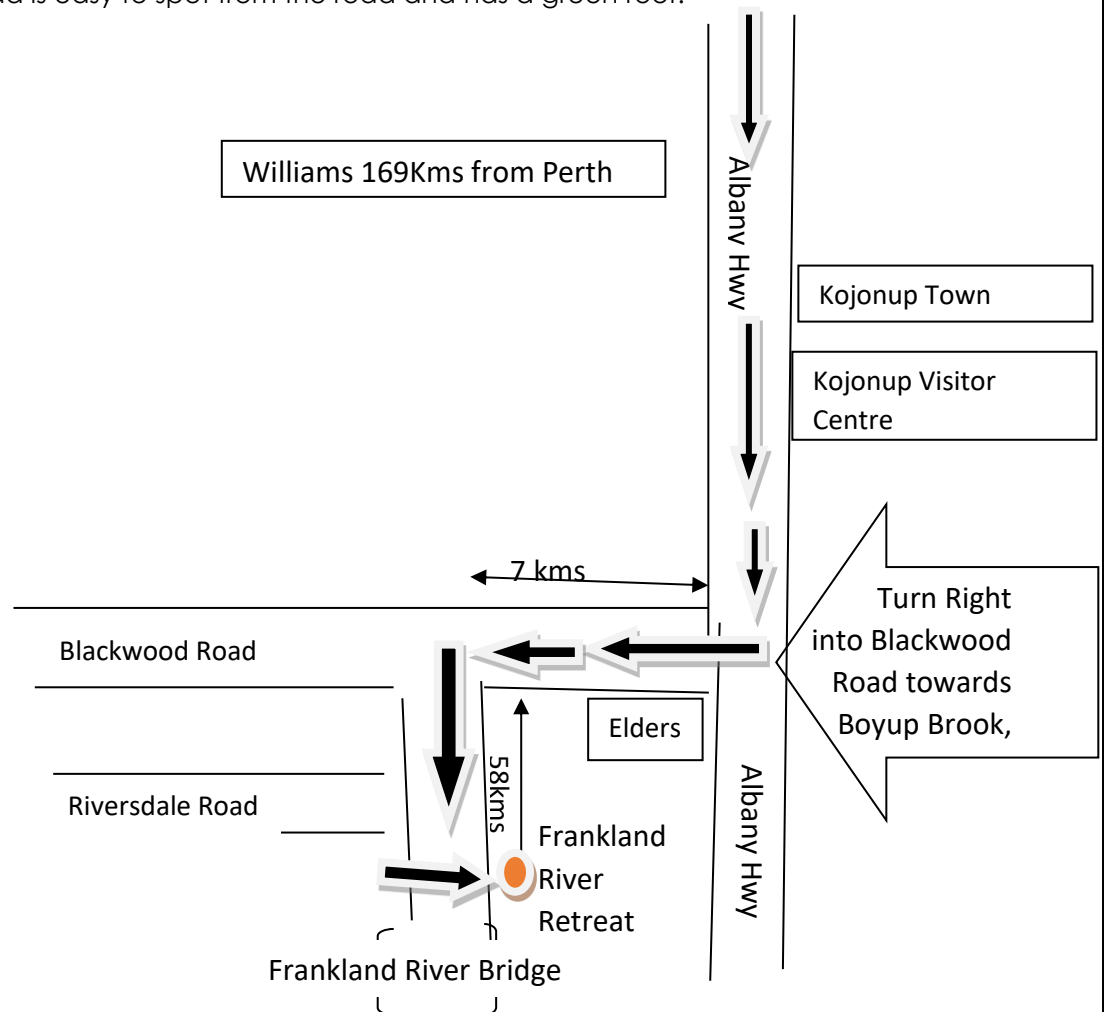


FRANKLAND RIVER RETREAT - GETTING THERE FROM PERTH. 7/26

Google Maps calculates driving to Frankland River Retreat from Perth will take 3.5-4 hours. This does not include comfort stops or breaks. Because the area is in regional Western Australia, we strongly advise you to check the directions before you set off. We drive down regularly and have found this to be the easiest route from Perth. You can find us on Google Maps here - <https://goo.gl/maps/x21p2u9YHmpqzpSR8>

Address: **Frankland River Retreat 786 Frankland-Kojonup Road, Frankland River WA 6396**

- From Perth City head south along Albany Hwy or Tonkin Hwy to Armadale.
- At the Armadale main cross-roads take Albany Hwy heading south.
- Passing through Bannister, Williams, Arthur River & Kojonup
- Please take care when you drive through Williams and Kojonup town centres, as the speed limit is reduced to **50 Kms**.
- Drive **through** Kojonup town centre, then **turn right into Blackwood Road** at the large signpost to Frankland, Boyup Brook and Donnybrook. There is Elders on the left-hand side.
- Frankland River Retreat is 65Kms from Kojonup.
- If you are using a GPS, ensure that you turn off the Albany Hwy at **Blackwood Road** Kojonup and travel along the Kojonup-Frankland Road
- Travel 7 kms, turn **left** as signposted to Frankland onto the Frankland-Kojonup Road
- Travel 58Kms, the driveway entrance is on the **left** 350metres after Riversdale road.
- If you approach Frankland River Bridge you have gone too far. Turn back 650 metres,
- The homestead is easy to spot from the road and has a green roof.



NOT DRAWN TO SCALE

When you arrive at Frankland River Retreat, please follow the following instructions to gain entry to the property.

- The main gate is usually left open.
- If the entrance gate is closed, the gate is secured with a ring clip shackle
- The house key is located in a lock box at the front entrance door, on the post next to the bell.
- Other sliding doors and windows can be opened and locked from inside.

Combination key box

button.

Step 2: enter the four digit code

Step 3: press the open lever button to open front face.

Step 1: press down cancel



Step 4: to close and lock the front face and return the key. Repeat the above steps 1 & 2

ON DEPARTURE, PLEASE FOLLOW THESE SIMPLE STEPS (You do not have to switch anything off)

1. **Cleaning** - Please leave the house in a clean and tidy condition
2. **Rubbish** - **please take rubbish with you**. There is **no kerbside rubbish collection**.
3. **Security** - Please ensure all windows and doors are **shut** and **locked** from inside.
4. **Return Key** - Entrance key must be placed back inside combination lock box.

We look forward to welcoming you back to Frankland River Retreat

Welcome to Frankland River Retreat.

As hosts we want you have a safe, comfortable and enjoyable stay. This booklet has some information, house rules, guidelines and forms part of our terms and conditions. Please enjoy and respect this home as much as we do.

Cancellation due to travel restrictions, sickness or other circumstances

If for any reason you require to change your holiday date or arrival date, we are happy to offer a change of date at no additional cost and keep your payment in credit for up to three months.

MORE THAN 30 DAYS PRIOR TO ARRIVAL: Full refund minus any payment service fees and \$30 admin charge
LESS THAN 30 DAYS BUT GREATER THAN 7 DAYS PRIOR TO ARRIVAL: 50% refund minus any payment service fees

7 DAYS OR LESS PRIOR TO CHECK-IN: No refund.

AMENDMENTS

1. No refunds will be provided for a reduction in the number of guests.
2. A change of dates may be permitted with owner's approval. Changes to dates that occur within 7 days of arrival will be treated as a cancelled booking.

ADDITIONAL GUESTS

Please note: When you make a booking, the house is available privately, however bedrooms are allocated to the number of paid guest in the booking. Please notify us of the guests staying and the arrangements for sleeping, as unallocated bedrooms are locked.

If you need to include additional guests to the bookings please advise us prior to your arrival. Additional guests are not permitted to stay without approval.

PROPERTY

Guests are welcome to walk around the property. Please do not drive or park any vehicles through the property, use your vehicle on the driveway only

CLEANING

We ask that you leave the house in the same way as you found it on arrival.

The cost of the accommodation does include a basic cleaning fee where our cleaners clean through the house and change the bedding ready for the next guests.

Therefore if there are any additional cleaning or damage at the property caused by yourselves there is an additional charge.

KITCHEN COOKING ITEMS

Our cleaning service does not include washing of dishes and other cooking items.

Please ensure all items are washed, dried and put back prior to checking out to avoid extra cleaning charges.

PET POLICY

Pets are not allowed at the property.

SMOKING

Smoking is **NOT** permitted inside the house. If you smoke outside, please make sure the cigarette butt is extinguished & disposed of safely, do not leave cigarette butts on the ground.

INDOOR FIRE

Please take care when using the wood burning stove. There is dry firewood in the large wheelbarrow on the front veranda, if this has been used up there is more dry firewood located in the outside wood store. Matches and firelighters are located in the basket next to the fire. The fire door should be closed when in use.

MAIN BEDROOM FIREPLACE

The bedroom fireplace has been blocked off – do not light any fires in the main bedroom.

BEDS & ACCESS TO POWER POINTS

New beds have been purchased for guests comfort, we have also added power boards to each side of the bed. We kindly ask **PLEASE DO NOT MOVE THE BEDS** for any reason as this will cause damage to the bed and flooring.

SMOKE ALARM

There are two smoke alarms at the house.

Sometimes when lighting the indoor fire the smoke alarm may trigger

If this happens you can reset the alarm by pressing the indent reset button.

(A broom handle is effective and can be found in the Laundry)

WATER

The homestead is supplied with rain water from the main water tank.

Please help us to preserve this precious resource by using water wisely.

DRINKING WATER

There is a water filter in the kitchen for drinking and cooking.

BED LINEN & TOWELS

Bed linen, blankets and pillows are provided. For your convenience we supply a single bath towel for each guests, we recommend you bring your own additional personal towels for hair washing. We please ask guests not take blankets outside.

SEPTIC TANK

Due to the property having septic tank.

Please Do NOT dispose of any feminine hygiene products in the toilet.

Including any wet wipes or cotton make up wipes.

SAFETY RULES

To ensure you have a safe and enjoyable stay here we would like to highlight the following safety rules especially for those visitors with younger children.

FIRE AND EMERGENCIES

THE LIGHTING OF ANY FIRES OUTSIDE IS STRICTLY NOT PERMITTED ON THE PROPERTY.

Including any small camp fires, fire pits or open flamed cooking/BBQ

PERSONAL SAFETY

Please stay clear of the two water dams on the property and ensure that children do not play in or around the river's edge without supervision.

The sheds on the property are out of bounds at all times.

INSURANCE

Due to insurance liability we must state the following:

We the owners of the property accept no responsibility for any damage to any property or personal items or belongings. We accept no responsibility for any harm or any injury to any person while on the premises.

INSECT SPRAY

Please do not spray any insect spray direct on glass doors or windows.

WIFI

We are able to provide free Wi-Fi at the house. We cannot guarantee connection.

TELEVISION

Frankland River Retreat has a television, with TV reception. There is a DVD player with DVDs

OVEN

The oven is simple to use and has three basic operation dials. If further information is needed the operation manual is included in the house information booklet.

When using the baking trays for cooking please line the trays with aluminium foil or baking paper, there is some located in the pantry cupboard?

KITCHEN SUPPLIES

A small amount of tea, coffee and sugar is provided for guests

There are some basic condiments for cooking: salt, pepper and cooking oil.

Please do not throw away any of the containers as we use them to refill.

LAUNDRY FACILITIES

There is a washing machine and dryer in the laundry,

After using the dryer, please clean and remove lint from dryer's filter.

There is a second fridge in the laundry, please ensure fridge is switch off after use and door propped open.

OUTDOOR BBQ

The BBQ is located in the house inside the Laundry Room.

To use the BBQ, turn the gas bottle tap anti-clockwise for on and press and hold ignition to light gas burners. Please ensure the gas is turned off after use and clean BBQ and wipe any splashes.

DINING ROOM TABLE AND FLOORING

Please use place mats and drink coasters when using the main dining table.

We have installed new flooring in the dining room/sunroom. Please **DO NOT** move the dining room table and take care when using the dining chairs

MOBILE PHONE COVERAGE

Check your service provider for coverage. Telstra mobile network works at the homestead,

RECYCLING

Please ensure that you take your waste and recycling with you when you check out

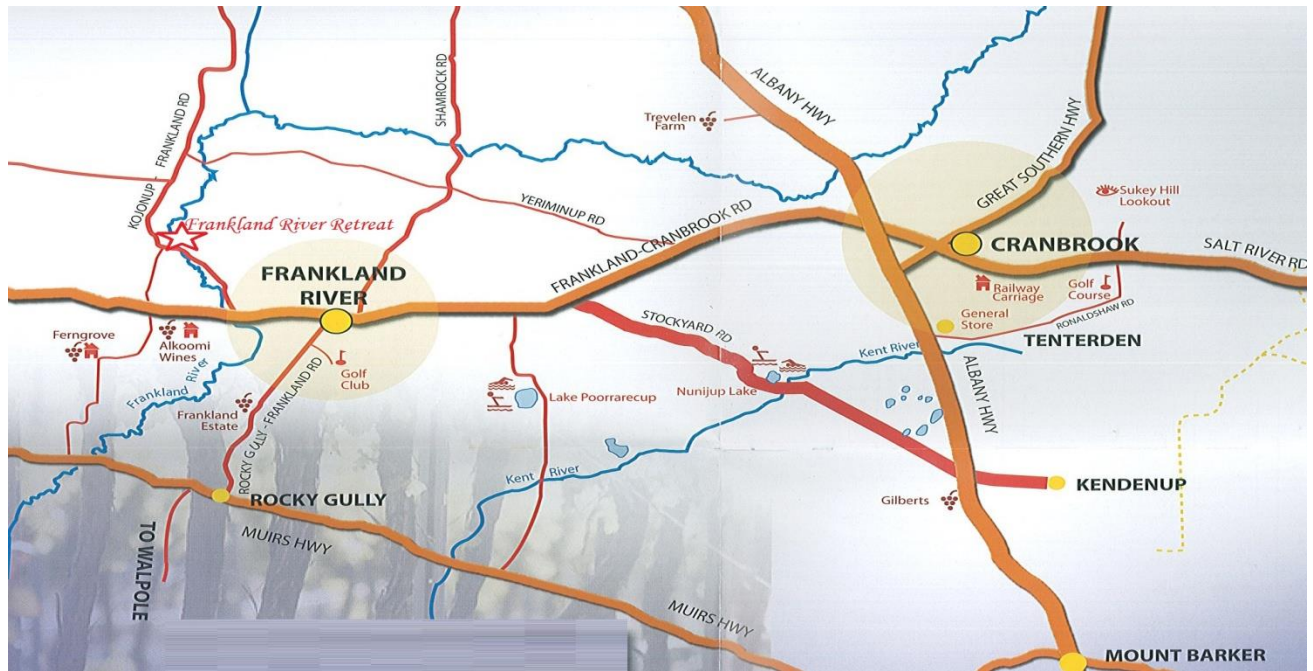
There is **no kerbside rubbish bin collection** so please **take your rubbish with you**.

The local CRC are accepting plastic & glass bottles and aluminium cans as part of the Container Deposit System.

SOUVENIR

We all like a souvenir or memento of our holiday, but please don't take away anything from the house or property, we do get upset and we view it as stealing.

LOCAL INFORMATION AND USEFUL CONTACT PHONE NUMBERS



Located 14Kms from Frankland River Retreat, the Town of Frankland River has a general store with petrol, community centre, children's playground, tennis court, small skateboard park, country club op shop and cafe

FRANKLAND LOCAL GENERAL STORE opens seven days a week **9855-2265**

Open: Mon-Fri 6:30am - 18:00pm, Sat & Sun 9.00am - 12.00 pm closed public holidays

If you plan to arrive later in the day or at weekends, we recommend you purchase supplies beforehand and bring necessities with you.

COMMUNITY CENTRE 55, Wingebellup Road, 9855 2310 www.franklandrivercrc.net.au
You can obtain tourist information and additional information of the area.

COUNTRY CLUB - 53, Moir Street Frankland River, 9855 2245

Club open 5pm- 11.30pm (bar may close earlier if quiet) (Closed Sundays & Mondays)

Kitchen Open 6pm – 8pm Tuesday to Saturday, You can order food from 5pm

<https://www.facebook.com/Frankland-River-Country-Club-166199410510100/>

Tennis Courts & Skate Park are located next to the bowling green.
Please bring your own equipment.

Frankland River Op Shop –Frankland-Cranbrook Road opposite general store

Open Thursdays 10-1.30pm & Saturday 8.30-12.30pm

Fresh Produce Lea-Anne 0438 584 514

Earth 2 plate produce fresh fruit & veg 38 Frankland-Cranbrook road, Frankland River

Located 14 kms from accommodation (12 mins)

WINERIES

We recommend contacting direct to confirm opening times or book your tasting experience online

Alkoomi 1141 Wingebellup Rd, Frankland River

9855-2229 www.Alkoomiwines.com.au

Open mon-sat from 10am-4.30pm. Sun by appointment

Located approx. 13kms from accommodation (10min)

Ferngrove 276 Ferngrove Rd, Frankland River

9855-2378 www.ferngrove.com.au

Open mon-fri by appointment sat 10am-4pm

Bookable experiences can be found at <https://ferngrove.com.au/our-story/ferngrove-cellar-door/>

Located approx. 18kms from accommodation 5Kms after Alkoomi (15min)

Frankland Estate 530 Frankland Road, Frankland River

9855-1544 www.franklandestate.com.au/

Open by appointment only <https://www.franklandestate.com.au/cellar-door>

mon- sat 10am-4pm & weekends

Located approx. 28kms from accommodation (21min)

Lange Estate Winery Frankland-Cranbrook Rd, Frankland River,

Chelsea Lange 0438 511 828 www.langewinery.com.au

Wine tasting venue **open by appointment only**- next door to Frankland Farmhouse Diner

Located approx. 14kms from accommodation (10min)

WHY WE LOVE FRANKLAND RIVER RETREAT

Frankland River Retreat has all you need for a self-catering holiday. We highly recommend enjoying a drink and some nibbles on the veranda while watching the sun set. Western Australia is famous for its amazing sunsets.

Because there is practically no light pollution, the night sky is spectacular. See if you can spot the Southern Cross and the other constellations. Find out more about the moon and the stars at <https://www.scitech.org.au/the-sky-tonight>

Enjoy your stay in our beautiful region.