

EAGLE RISE

WELCOME

Welcome to *Eagle Rise*, our slice of paradise tucked into a blissful corner of iconic Eagle Bay here in the South West of Western Australia. Whether it be for a family holiday full of entertainment or a peaceful adults escape, we hope you find a home and surrounding property that exceeds your expectations for the perfect south-west luxury break!

You'll wake up with an uninterrupted view of the surrounding bush, and are minutes away from some of most delightful beaches and beautiful landscapes the state has to offer.

After exploring the region, why not have a freshly brewed coffee then spend the day relaxing on the north facing alfresco deck with your favourite read, eventually watching the sun set with a crisp chardonnay or beer in hand...

The kids (or adults!) can splash around in the pool then retire to the huge games zone, stream their favourite show or play one of the many ball sports available. In winter relax by the wood-fired pot belly stove while enjoying your favourite Margaret River red. *Eagle Rise* has something for everyone.

We have made every effort to ensure that *Eagle Rise* caters to all your needs and requirements, so please do provide us with feedback via email and leave a review of your stay on google at <https://g.page/r/CWfzHuBVwQe-EBM/review> and AirBNB/Booking/Stayz if you booked through these sites.

Most importantly, we hope this will be the holiday that you and your family deserve, and that we will see you again soon at *Eagle Rise*.

***From your hosts,
and the team at Luxury Breaks South West***

Please see our website www.eagle-rise.com.au for more information.

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PROPERTY INFORMATION

Please see the list below for more information on all the amenities and facilities that we provide at Eagle Rise, that we hope will assist during your stay with us.

AIRCONDITIONING

There are Split-System air conditioners positioned throughout the home. We have recently upgraded our systems so all 5 bedrooms, the Living Area, Studio and Games Room now have heating and cooling in place for perfect year-round climate control.

APPLE TV

Along with the 4 smart TVs on the property, we provide 2 AppleTVs loaded with a number of streaming apps for our guests. Use source 'HDMI1' on the main lounge room TV and navigate with the Silver AppleTV remote. In the Games Zone, use the Samsung remote to navigate through to the 'AppleTV' app. You will find complimentary access to Netflix, Disney+, Amazon Prime, Paramount+, Apple+, STAN and streaming apps for your convenience. Please use the 'Eagle Rise' profile loaded into each app.

BBQ

The large outdoor multi-burner BBQ is connected by gas cylinder which is regularly checked by our team. To use, turn cylinder to 'open' then turn on any burner and press the ignition. Further burners can be ignited in the same way. BBQ utensils are stored in the drawers beneath the burners. Please clean the BBQ after use.

BUSHFIRE SAFETY

Eagle Bay sits in a Bushfire Risk Zone. Useful information on Bushfire safety is attached to the side of the fridge, along with a DFES Info Brochure in the Scullery (near the Fire Extinguisher and First Aid Kit).

Any urgent information on Bushfires will be transmitted by text to your phone. Please ensure that AT LEAST 1 MOBILE PHONE is charged, audible and NOT on 'Do Not Disturb' or Silent Mode throughout your stay, to ensure that you are contactable in the unlikely case of an emergency.

Please note that the Bushfire evacuation centre is at the bottom of the hill at The Eagle Bay Community Hall (next to the Fire Station); whilst an additional emergency evacuation route runs alongside Eagle Rise, that connects to Cape Naturaliste Road.

[Route to Eagle Bay Community Hall](#)

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BOARDGAMES

Please see the numerous games for use inside the cabinet in the 2nd lounge room including Playing Cards, Scrabble, CATAN, Cluedo, Jumanji, Pokemon Battle Academy, Yahtzee, Brainiac, Qwirkle, Roulette, What do you Meme, Trivial Pursuit and a 300 piece puzzle.

CHARGERS

There is a Multiuse system at the Charging Station in the laundry with USB-A and USB-C ports.

COFFEE MACHINES

A Delonghi 'Magnifica' fully automatic coffee machine and NESPRESSO Pod machine are provided depending on your preference for your morning brew! A supply of Coffee Beans and Pods are situated in the scullery for your use.

DRAWERS

There are lots of them (especially in the kitchen!). Please note a number of small 'drawers within drawers' inside the kitchen. If you can't find something you need-look for the small 'inside' drawer!

ESKY

Available for use and is stored in the Games Zone.

FAN IN LIVING ROOM (Black Ceiling Fan)

Firstly find the labelled light switch in lounge room (bottom right) and turn on. Fan can then be operated by the small 'Lucci' Remote control and selecting one of the various speeds required.

FIRE

A Fire Extinguisher and Fire Blanket are provided (sitting on the top shelf in the scullery) in the unlikely event of an electrical or bbq fire.

Please call the Fire Brigade on 000 in the case of an emergency.

FIRST AID and MEDICAL ISSUES

A first aid kit is also provided on the top shelf in the scullery, along with a First AID instruction booklet.

For health advice call HealthDIRECT on 1800 022 222 for phone advice from a nurse.

If urgent medical attention is required please dial 000 for an Ambulance.

The closest Emergency Department is at Busselton Health Campus (phone 9753 6000), approx. 30mins away.

[Route to Busselton Health Campus](#)

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FRIDGE (OUTDOOR)

Inside the large outdoor kitchen. Turn on if required and set to level '4' and a light is also available. Please turn off at the end of your stay.

GAMES ZONE

Foosball Table

A great game for the whole family-play singles or doubles with 2 balls provided.

How to play:

<https://www.gametablesonline.com/blog/how-to-play-foosball/>

Goals (Footy, Soccer, Gaelic, Rugby)

Situated in the Games Zone, and suitable for indoor or outdoor use. Feel free to bring these out onto our brand new lawn to re-create the 'Eagle Bay MCG,' but please return to the Games zone AT THE END OF YOUR STAY or overnight in windy conditions.

Pool + Air Hockey Table

A convertible Pool/Air Hockey Table is provided for your enjoyment. To switch, simply unclip the 4 tabs, rotate the table then re-clip to stabilise (see videos below for instructions). For AirHockey, please connect to power via the provided extension cord.

<https://www.youtube.com/watch?v=AKWp60lchOk>

<https://www.youtube.com/watch?v=l-cg2SiYmCs>

Table Tennis Table

A family favourite, with 4 bats and multiple balls provided.

Netball Ring

A mobile net for indoor or outdoor use.

Basketball Ring

At the bottom of the driveway on Annmaria Rise, enjoy!

Dartboard

A professional darts set is provided. Please keep out of reach of children.

SpikeBall

A great game inside or outside, singles or doubles, adults or kids.

See below to learn more.

<https://www.spikeballaustralia.com.au/pages/learn>

Sports Equipment

A number of AFL footballs, soccer ball, basketball, netball, tennis balls and a cricket set are provided for your enjoyment.

Please return to the large table in the games zone after use.

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GLASSWARE

A full set of glassware is provided. Please note there are plastic glasses (including for wine) above the stove to the left. Please use these when by the pool. There is a full set of kid friendly melamine plates/bowls/cups to the left of the dishwasher.

GYM and EXERCISE

There are a number of excellent walking/running/cycling trails surrounding the property through the streets of Eagle Bay and surrounding firebreaks. For gym and CrossFit style circuit classes we recommend The Movement Fitness & Wellbeing in Dunsborough who welcome drop in/casual members: www.themovementfitness.com.au

HEATER (POT BELLY WOOD FIRED in Lounge)

Can be used from April to November only due to the fire ban in Western Australia outside these months.

There is firewood inside the garage/games zone for your use.

Please ensure that any cold embers are removed at the end of your stay, and please NEVER leave the heater burning overnight or when you leave the home.

Please see instructions for use below (skip to page 27 for English Instructions) https://www.woodburnerwarehouse.co.uk/media/wysiwyg/pdf/Morso/MORSO_6100_Installation___User_Instructions.pdf

HEATERS (OUTDOOR on Alfresco Roof)

Can be turned on Individually using the 'ARLEC' Remote Control in the Lounge Room. Please turn off at night and after use.

HIGH CHAIR and COT

These are stored in the Games Zone and are available for use.

KITCHEN CONSUMABLES

A supply of cling wrap and aluminium foils are in the top draw (next to the place mats) to the left of the kitchen sink. A number of other consumables including tea, oils, vinegar, salt, pepper, sauces, herbs, spices, flour and sugar are provided in the scullery-please feel free to use whatever you see.

LAWN, SPRINKLERS AND WATER

We have recently installed a huge, brand new reticulated lawn for your use-combined with our new goals it's perfect for Footy, Soccer, Gaelic + Rugby in Winter, and ideal for backyard cricket in Summer.

We collect rainwater and store in our large tank; But as always in Western Australia, please use water wisely.

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LINEN, TOWELS and CLEANING

Full sets of linen and fresh towels are provided for you as part of your stay. Eagle Rise is comprehensively professionally cleaned after each guest's stay.

OFFICE

The upstairs second bedroom has a desk, monitor, and keyboard/mouse for your convenience in the unfortunate case that work simply cannot wait!

The monitor has an attached HDMI cable, and the keyboard/mouse can be connected via BlueTooth by holding down one of the 3 channels to enter 'pair' mode and connect to your device.

For more information see link below.

<https://support.logi.com/hc/en-au/articles/360023181634>

PILLOWS

We have a selection of pillows of varying style, firmness and height available for use, including chiropractic and therapeutic selections. They are scattered throughout the home, with spares in the master bedroom wardrobe.

POWER and BLACKOUTS

The region is prone to intermittent power outages, particularly during summer. There is a 'Power Out' box in the scullery on the top shelf with items that can assist.

There are also 2 power-boards (in the corner of the laundry and in the garage games zone) to check in the unlikely event of a safety switch/fuse causing a power outage.

SHOWER: OUTDOOR

Situated on the Games Zone Deck behind the stairs that lead up to the Studio; Perfect to wash off after days spent at the Beach!

SOFABEDS

Sofabeds are provided in the 2nd lounge/games room and games zone. Please note that the main house is only approved for use by 8 guests with a further 2 guests in the studio.

Please see below for instructions for use.

2nd Lounge SofaBed

Also has a 'topper' stored in the 2nd downstairs bedroom for more comfort.

<https://www.youtube.com/watch?v=BarCNnFalLM>

Games Zone SofaBed

<https://www.amartfurniture.com.au/madeline-60426.html>

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SONOS SPEAKER

A SONOS MOVE system sits in the main lounge room. Connect via BlueTooth or by Wifi using the SONOS app or via Apple AirPlay to play music; When streaming TV/Movies via AppleTV apps, connect to the SONOS MOVE via your phone's 'remote' or AirPlay apps for high quality sound. The MOVE is also battery powered and can be brought outside for alfresco entertaining. Please return it to its stand under the main TV after use.

SWIMMING POOL

We are delighted to offer guests the use of our refreshing salted swimming pool that is professionally maintained by Busselton Spa and Pool.

The filter turns on automatically throughout the day; If there are any leaves that need removal there is a scoop and brush behind the 2nd bedroom; if you notice the water level drop please feel free to top up with the adjacent hose.

The Swimming Pool light can be turned on using the labelled switch under the clock in the kitchen (bottom right).

WIFI

We provide high quality, high speed NBN connected WIFI throughout the property:

SSID: Eagle Rise Wifi

Password: luxb22er

However please note that the region is prone to intermittent internet outages that are beyond our control.

If the power turns off, it will take up to 30mins for the WIFI to Return.