

# 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.

We would love you to leave a Google Review of your stay: [Eagle Rise Google Review Link](#) along with a review on AirBNB/Booking/Stayz if you booked your trip through these sites. If you are kind enough to leave us a review, we will be pleased to offer you a credit on your next Eagle Rise stay-please do let us know.

Most importantly, we hope this will be the holiday that you and your family have been looking forward to and truly deserve; and that we will see you again very soon at *Eagle Rise*-our special corner of the South West.

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

Please see our website [www.eagle-rise.com.au](http://www.eagle-rise.com.au) for more information.

# EAGLE RISE

## 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 or use the Black AppleTV remote by changing source.

You will find complimentary access to Netflix, Disney+, Amazon Prime, Paramount+, Apple+, STAN 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. 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](#)

### 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.

# EAGLE RISE

## **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](#)

## **FRIDGE (OUTDOOR)**

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

## **GARDEN NIGHT LIGHTS**

Coloured LEDs light up the bush behind the pool at night. These are on timer, running from approximately 730-1030 (630 in winter). If they don't come on, please press the 'Casambi' switch in the laundry near the hooks. A feature light (on the same panel) can be turned on/off manually in the evening.

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## GAMES ZONE

There is something for everyone in our huge Games Zone-please enjoy!

### Foosball Table

A great game for the whole family- How to play: [Foosball How to Play](#)

### Golf

Warm up for a round at Dunsborough Lakes or simply practice your swing by using our golf zone-including synthetic grass, hitting net, clubs and (soft) balls. Enjoy the use of our clubs (3 Wood, Hybrid, Wedge, 8, 7 & 6 irons). Please only use the coloured SOFT balls when hitting into the net, and ensure no one is standing behind the net when hitting. Please don't hit off our lawn.

### 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 Table + 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 cord.

[Instructions to Rotate Pool/AirHockey Table](#)

[Instructions to Rotate Table](#)

### Table Tennis Table

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

### Cricket

A full set of bats, stumps and ample tennis balls are provided for a backyard bash!

### Driveway Tennis/PickleBall

Set up and enjoy this newest craze from the USA with a game in the games zone.

### BagToss/CornHole

Another North American Favourite-team up or go 1 on 1 with your friends!

### Basketball Ring and Netball Ring

Basketball is at the bottom of the driveway on Annmaria Rise, enjoy! A mobile Netball ring is inside the games zone.

### Dartboard

A darts set and board is provided on the wall. Please keep out of reach of children.

### SpikeBall

A great game inside or outside, singles or doubles, adults or kids. [SpikeBall](#)

### Sports Balls

A number of AFL footballs, NFL ball, soccer ball, basketball, netball and tennis balls are provided for your use.

# EAGLE RISE

## **GLASSWARE**

An extensive range of quality glassware is provided to enjoy the best wines of the South West. Please note there are plastic glasses (including for wine) above the stove to the left-please plastic only 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/CrossFit style circuit classes we recommend The Movement Fitness & Wellbeing in Dunsborough who welcome drop ins: [The Movement Fitness](#)

## **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) [Woodbelly Stove Instructions](#)

## **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.

## **KANGAROOS**

Our native friends LOVE the peace, tranquility (and lawn!) of Eagle Rise as much as we do. Please take photos and enjoy their company!. Unfortunately they like to eat (and leave their poo) on our lawn! Feel free to use the large Garden Rake, DustPan and Blower in the Games Zone to clear this away as required.

## **KITCHEN CONSUMABLES/PANTRY**

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, coffee, oils, vinegar, salt, pepper, sauces, herbs, spices, pasta flour and sugar are provided in the scullery pantry-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.

[Connecting to Logitech Mouse/Keyboard](#)

## **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.

## **PIZZA OVEN**

A new addition to Eagle Rise is our SmartOven 'Pizzaolo' that allows you to create the perfect authentic woodfired style pizza in only 2 mins. Please be careful as the oven can get very hot and does smoke. If inside ONLY use the bench powerpoint near the sink and ensure the large sliding doors remain open. Please keep out of reach of children Instructions below: [Pizza Smart Oven Instructions](#)

## **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.

[Sofabed Instructions Games Room](#)

Games Zone SofaBed

[SofaBed Instructions Games Zone](#)

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## **SONOS SPEAKER**

A SONOS MOVE system sits in the main lounge room. Connect via BlueTooth or by Wifi (on the 'Eagle Rise' Sonos System) 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.

[Connect to Sonos: Bluetooth](#) [Connect to Sonos: WIFI](#)

## **STREAMING APPS**

You will find complimentary access to Netflix, Disney+, Amazon Prime, Paramount+, Apple+ & STAN streaming apps for your convenience and use. Please access via AppleTV and use the 'Eagle Rise' profile loaded into each app.

## **SWIMMING POOL & BLANKET**

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.

We recommend you roll out the swimming pool blanket each evening after use- this makes for a much warmer pool ready for use the next day!

## **SWIMMING POOL LIGHT**

Can be turned on using the labelled switch under the clock in the kitchen (bottom right). Various LED colours are available by flicking the switch on and off.

## **WINE**

There is a decanter and aerator available in the scullery pantry to ensure you have the best experience of our local reds, along with 2 wine buckets.

## **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 there is a power outage, it will take up to 40mins for the WIFI to Return on its own-no need to reset anything.